



## Historic Review Commission of Pittsburgh

200 Ross Street, First Floor Hearing Room  
February 3, 2016

### AGENDA

(Vacant), *Chairman*  
Ernie Hogan, *Acting Chairman*  
Raymond Gastil, *Director of Planning*  
Erik Harless, *Assistant Chief PLI, Secretary*  
Joe Serrao  
Carol Peterson  
Matthew Falcone

➤ **12:30 PM CALL TO ORDER**

➤ **12:30 PM INTERNAL BUSINESS**

*Old Business*

- Mexican War Streets Art Guidelines

*New Business*

- Approval of the minutes from the November and December 2015 hearings
- Certificates of Appropriateness Report – December 2015 and January 2016
- Applications for a Certificate of Economic Hardship – None

➤ **1:00 PM HEARING & ACTION**

- 1. Allegheny West Historic District**  
808 Western Avenue  
Alissa Martin & Jeb Jungwirth, owners and applicants  
**Alteration to size of two rear windows**
- 2. Allegheny West Historic District**  
909 Western Avenue  
Sally C Graubath Trust, owner  
John D Francona, applicant  
**Alteration to previously approved storefront**
- 3. Alpha Terrace Historic District**  
743 N. Beatty Street  
Lucy Ware, owner  
Brett Mahaffey, applicant  
**Window replacement with composite material**

- 4. Deutschtown Historic District**  
910 Cedar Avenue  
Charles Heidlage, owner and applicant  
**Revised design for after-the-fact railing and window grate**
- 5. Deutschtown Historic District**  
1006 Cedar Avenue  
Pinnacle Redevelopment, owner  
Bob Baumbach, applicant  
**Roof deck and after-the-fact rear renovations**
- 6. Allegheny City Stables—Individual Landmark**  
836 W. North Avenue  
Stables Development, LP, owner and applicant  
**Renovation and construction of an addition**

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7. **Connelly Trade School/Energy Innovation Center—Individual Landmark**  
1435 Bedford Avenue  
Pittsburgh Gateways, owner  
Renaissance 3 Architects, applicant  
**Construction of roof-mounted exhaust stacks**

9. **Manchester Historic District**  
1430 Page Street  
Pittsburgh Public Schools, owner  
Michael McNamara, applicant  
**Construction of a parking lot**

8. **Westinghouse School--Individual Landmark**  
1101 N. Murtland Street  
Pittsburgh Public Schools, owner  
Greg Maynes, applicant  
**Construction of an addition**

➤ **DEMOLITIONS**

➤ **HISTORIC NOMINATIONS**

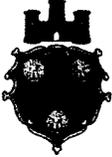
**Albright United Methodist Church**  
486 S. Graham Street  
United Methodist Church of Western Pennsylvania,  
owner  
Lindsay Patross, nominator  
**Historic Designation**

➤ **DIRECTOR'S REPORT**

➤ **ADJOURNMENT**

*The John Robin Civic Building, located at 200 Ross St. downtown, is wheelchair accessible. This meeting is open to all members of the public.* INTERPRETERS FOR THE HEARING IMPAIRED WILL BE PROVIDED WITH FOUR DAYS NOTIFICATION BY CONTACTING RICHARD MERITZER AT 412-255-2102.

**Please contact Sarah Quinn with questions and comments: 412-255-2243**  
[sarah.quinn@pittsburghpa.gov](mailto:sarah.quinn@pittsburghpa.gov)



**Division of Development Administration and Review**  
 City of Pittsburgh, Department of City Planning  
 200 Ross Street, Third Floor  
 Pittsburgh, Pennsylvania 15219

**HISTORIC REVIEW COMMISSION OF PITTSBURGH**  
**Application for a Certificate of Appropriateness**

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

STAFF USE ONLY:

DATE RECEIVED: 1/11/16

LOT AND BLOCK NUMBER: 8-A-16

WARD: 22nd

FEE PAID: 400

FEE SCHEDULE:

See attached. Please make check payable to:  
 Treasurer, City of Pittsburgh.

**ADDRESS OF PROPERTY:**

808 WESTERN AVE  
PITTSBURGH, PA 15233

**DISTRICT:**

Allegheny west

**OWNER:**

NAME: Alissa Martin/Jeb Jungwirth  
 ADDRESS: 808 WESTERN AVE  
P6H, PA 15233  
 PHONE: 412-735-6597  
 EMAIL: INFO@PAVEMENTPITTSBURGH.COM

**APPLICANT:**

NAME: SAME  
 ADDRESS: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_

**REQUIRED ATTACHMENTS:**

- Drawings  Photographs  Renderings  Site Plan  Other

**DETAILED DESCRIPTION OF PROPOSED PROJECT:**

removing old/broken AC unit built in above window  
and expanding window size by 10" to compensate  
for gap left by removed AC window unit

**SIGNATURES:**

OWNER: Alissa Martin/Jeb Jungwirth DATE: 1/11/16  
 APPLICANT: Alissa Martin DATE: \_\_\_\_\_

\* rear view of property is visible by adjacent alley called ROPE way.



808 Western Avenue

Brighton Rd

Rope Way

© 2016 Google

Google earth

1993

Imagery Date: 9/23/2015 40°27'08.71" N 80°00'52.36" W elev 759 ft eye alt 1198 ft





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FEE SCHEDULE:

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**ADDRESS OF PROPERTY:**

909 Western Avenue  
 Pittsburgh, PA 15233

STAFF USE ONLY:

DATE RECEIVED: 1/14/16  
 LOT AND BLOCK NUMBER: 7-D-168  
 WARD: 22nd  
 FEE PAID: yes

Allegheny West Historic District

**OWNER:**

NAME: Sally C Graubarth Trust  
 ADDRESS: 613 N Taylor Avenue  
Pittsburgh, PA 15212  
 PHONE: 352-422-8079  
 EMAIL: hsgraubarth@gmail.com

**APPLICANT:**

NAME: John D Francona, RA  
 ADDRESS: 1234 Resaca Place  
Pittsburgh, PA 15212  
 PHONE: 412-596-3477  
 EMAIL: john.d.francona@gmail.com

**REQUIRED ATTACHMENTS:**

Drawings     Photographs     Renderings    Site Plan    Other

**DETAILED DESCRIPTION OF PROPOSED PROJECT:**

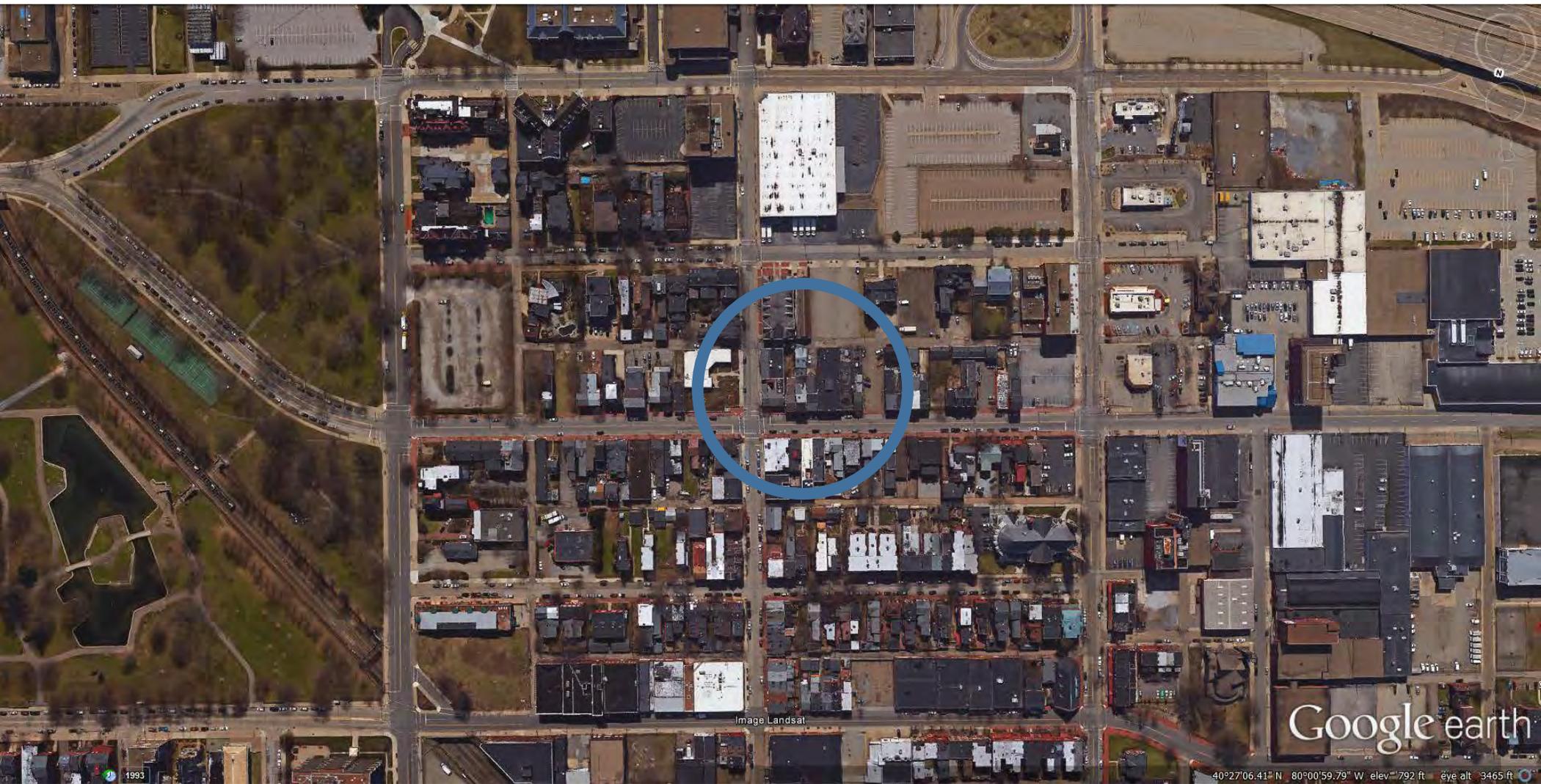
This project was previously approved by the HRC and issued COA #15-016. Storefront has been redesigned from the original submission. All other aspects of the project remain the same.

**SIGNATURES:**

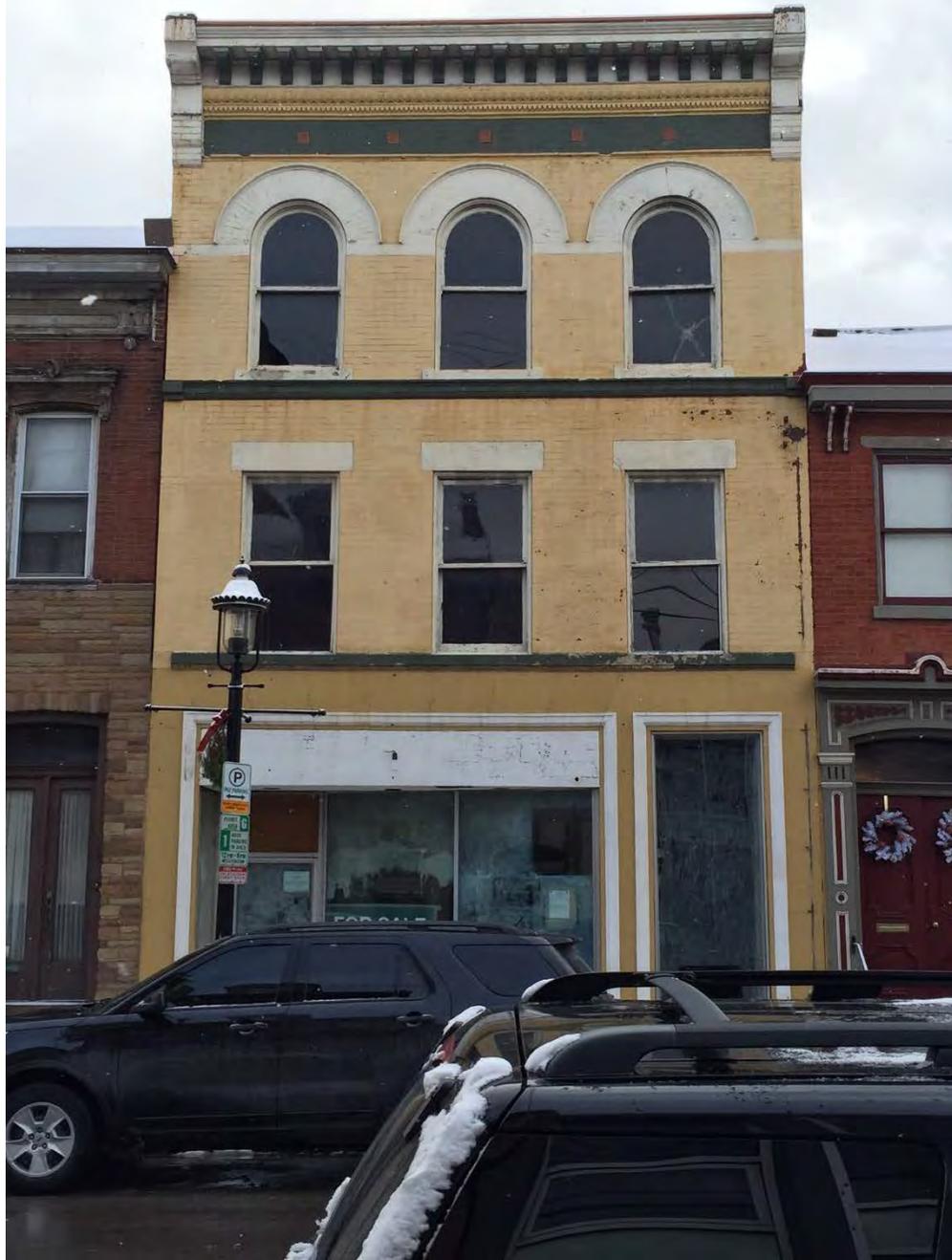
OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

APPLICANT: *John D Francona* DATE: 01/15/2016

# 909 WESTERN AVENUE



ALLEGHENY WEST



**EXISTING WESTERN AVENUE ELEVATION**



**APPROVED WESTERN AVENUE ELEVATION**



**REVISED WESTERN AVENUE ELEVATION**



**APPROVED WESTERN AVENUE ELEVATION**



**REVISED WESTERN AVENUE ELEVATION**



**APPROVED WESTERN AVENUE ELEVATION**



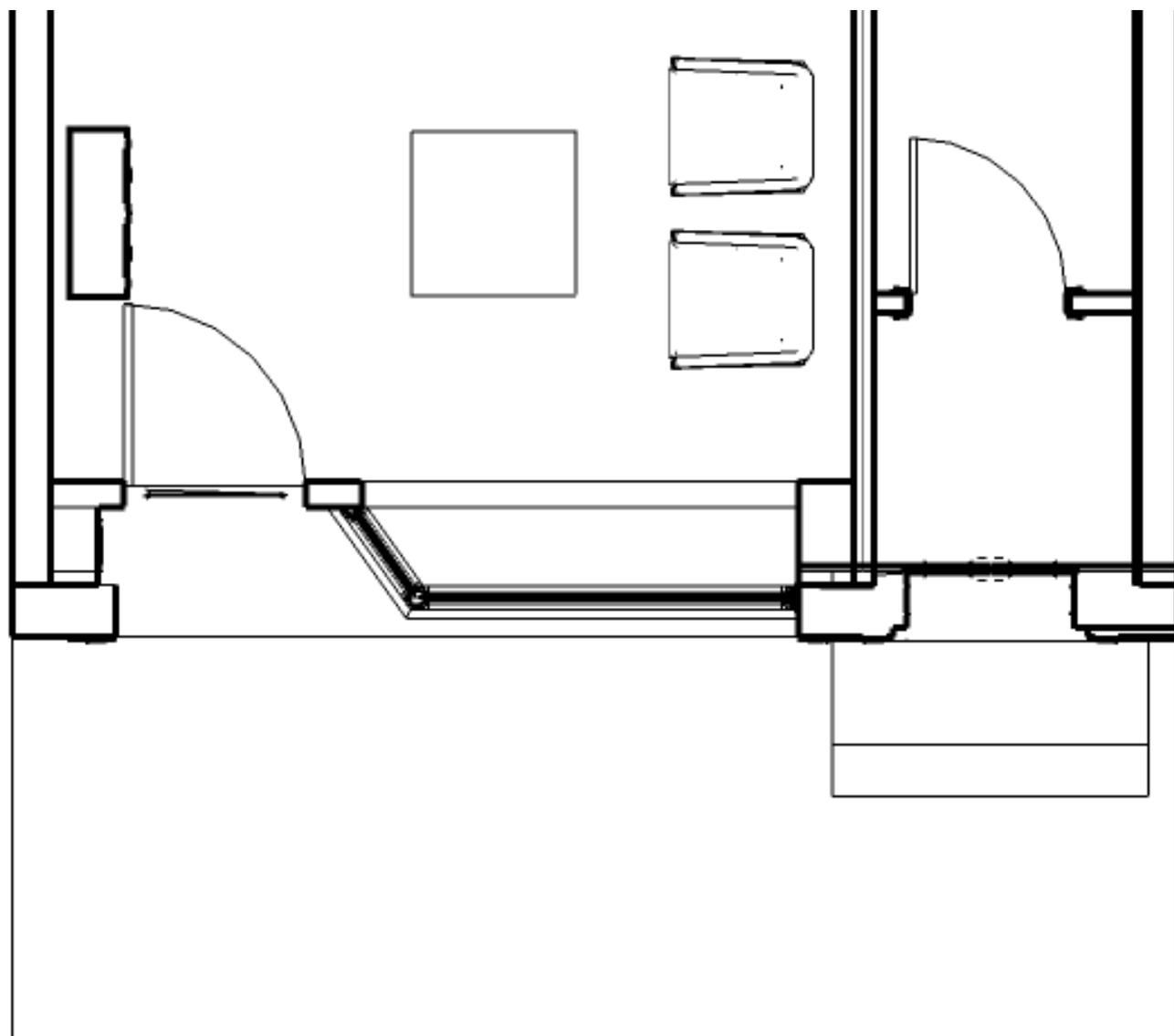
**REVISED WESTERN AVENUE ELEVATION**



**STOREFRONT EXISTING**



**PROPOSED STOREFRONT**



REVISED PLAN



**REVISED STOREFRONT**



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Pittsburgh, Pennsylvania 15219

**HISTORIC REVIEW COMMISSION OF PITTSBURGH**  
**Application for a Certificate of Appropriateness**

**DEADLINE:**

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**FEE SCHEDULE:**

See attached. Please make check payable to:  
*Treasurer, City of Pittsburgh.*

**ADDRESS OF PROPERTY:**

743 N Beatty Street

Pittsburgh, PA 15206

**OWNER:**

NAME: Lucy Ware

ADDRESS: 743 N Beatty Street

Pittsburgh, PA 15206

PHONE: 412-708-1612

EMAIL:

**STAFF USE ONLY:**

DATE RECEIVED: \_\_\_\_\_

LOT AND BLOCK NUMBER: \_\_\_\_\_

WARD: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

**DISTRICT:**

\_\_\_\_\_

**APPLICANT:**

NAME: Brett Mahaffey

ADDRESS: 37720 Amrhein

Livonia, MI 48150

PHONE: 734-237-1065

EMAIL: BRETT.MAHAFFEY@ANDERSENCORP.COM

**REQUIRED ATTACHMENTS:**

- Drawings     Photographs     Renderings     Site Plan     Other

**DETAILED DESCRIPTION OF PROPOSED PROJECT:**

Replacing 19 windows.

**SIGNATURES:**

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_



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**STAFF LEVEL REVIEW and FEES** – Project adheres to historic guidelines

Type of Project	Residential Fees	Commercial Fees
In-kind repairs	\$25	\$5 per linear foot of the façade (minimum \$50)
In-kind restoration		
Mechanical and HVAC		
Commercial awnings		
Signage		
Painting	No Fee	

**HISTORIC REVIEW COMMISSION LEVEL REVIEW AND FEES** – Project does not adhere to historic guidelines and changes in materials

Type of Project	Residential Fees	Commercial Fees
Awnings	\$100	\$10 per linear foot of the façade (minimum \$150)
Fencing		
Painting		
Restoration		
Replacement		
Change in materials		
Change in fenestration		
Mechanical and HVAC		
New construction		
Signage		

**\*\*All demolitions and historic nominations require full HRC review. Fees vary for demolitions (\$100 or \$400) and for historic nominations (\$100 or \$250) depending on type.\*\***

\* Residential review is for single-family homes, and structures originally built as houses with four units or less. Properties with more than four units and apartment buildings are considered commercial buildings.

\* Applicants do not pay for both the Staff Review and the full HRC review for any single project. Fees are non-refundable.



743 N. Beatty Street

N Euclid Ave

Stanton Ave

N Beatty St

Supreme Way

N Highland Ave

Ogleby Way

Snively Way

© 2015 Google

Google earth



Imagery Date: 9/23/2015 40°28'10.11" N 79°55'20.71" W elev 946 ft eye alt 1532 ft



Livery Way



Exit Street View

N



© 2016 Google  
© 2015 Google

Google earth

[Report a problem](#)

40°28'10.60" N 79°55'21.89" W elev 956 ft eye alt 955 ft







101 & 102 WE ARE REPLACING THE  
LARGESILL THAT IS ROTTED OUT-----SILL  
IS 4.75" TALL----38" WIDE AND 7" DEEP



## Reinventing the window

Innovation has been a hallmark of Andersen Corporation since its founding in 1903. From implementing “mass production” techniques in 1904 (nine years before Henry Ford), to producing the first completely assembled window unit in the industry (1926), to becoming the world’s largest specialized window frame factory in 1929, our guiding principle has always been to “make a product that is different and better.” Each step of the way we have incorporated the latest technologies, fine precision, and high standards in our quest to be better.

## Introducing Fibrex® material

One of our most innovative ideas is Fibrex material. This revolutionary composite combines the strength and stability of wood with the low-maintenance features of vinyl. In fact, you might say it’s an evolutionary product—Andersen scientists developed the first hollow vinyl window in the U.S. in 1959, and engineered composite window materials in the 1960s and 1970s. In 1992, Andersen perfected composite window technology, and patented Fibrex material. Today, Fibrex material is the perfect choice for your new replacement windows.

	Fibrex® Material	Other Materials
<b>Strength</b>	Because Fibrex® material is strong, we can make our sash and frames narrower. Narrower frames mean more glass, more view.	Vinyl frames are known to have a higher expansion/contraction rate and can bow, breaking the glass seal.
<b>Insulation</b>	Fibrex material has superior thermal insulating properties. Combined with Andersen® High-Performance™ Low-E4® glass, this helps your home stay warmer in winter and cooler in summer. You can save money on your energy bills. Your home feels more comfortable.	Aluminum window frames conduct heat and cold. Heat leaks out of your house in the winter and into your house in the summer.
<b>Low Maintenance</b>	Fibrex material never needs scraping or painting. It won’t rot, decay or mold.*	Fiberglass frames are painted and may need regular maintenance.
<b>Beauty</b>	Renewal by Andersen replacement windows preserve the architectural beauty of your home. Frame and sash design reflect the shape and lines of your original windows.  The unique extruded Fibrex material can be made into any kind of window—including curved specialty windows.	Most replacement windows have square profiles that may look artificial in your home. Vinyl frame material is often thicker, reducing glass area.  Fiberglass can only be made into straight lineals.
<b>Environmental Responsibility</b>	40% of the raw material by weight used to make Fibrex material is clean, reclaimed wood fiber. Reclaimed materials in the manufacturing process can also be reground and reused. Renewal by Andersen® windows meet Green Seal’s science-based environmental certification standards as well as being ENERGY STAR® qualified for meeting strict energy efficiency criteria set by the U.S. Department of Energy.	Andersen windows are the only windows with Green Seal certification.  Fiberglass is a thermoset material and cannot be reformed into new profiles.
<b>Warranty</b>	A window is not just glass and some framing material. It’s a precise combination of glass, frame and quality installation. We back it all with a 20/2/10 Limited Warranty* that is one of the best in the business.	More than half of all remodeling firms have been in business less than four years.** Installation is rarely covered in the written warranty.

\*For a copy of the Renewal by Andersen 20/2/10 year limited warranty, contact a sales representative. \*\* Small Business Administration Website, [www.sba.gov](http://www.sba.gov)

# Fibrex® Material: *A Better Material, A Better Performance*

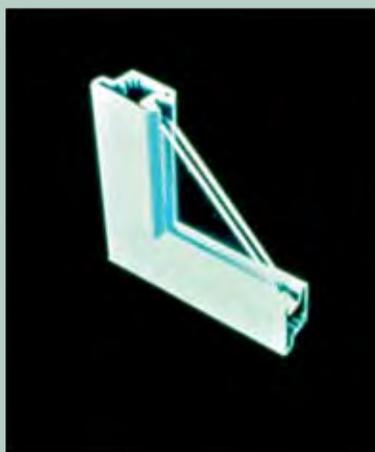
Andersen Corporation was founded in 1903 and soon revolutionized the way windows were installed by pre-cutting materials for carpenters to assemble on the building site.

Over the years, Andersen proudly introduced other industry milestones, including new technologies and methods that made windows and doors last longer, look better, and function as intended for many years. By the 1950s, Andersen's research and development efforts were laying the groundwork for Fibrex® material and a brand new way to provide homeowners with beautiful, high quality, and efficient replacement windows.

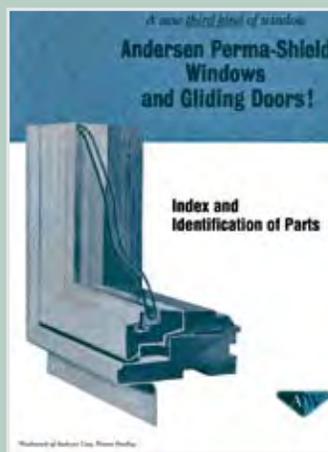
**1958** Aluminum rejected as a framing material due to high conduction of heat and cold.

**1959** Andersen is the first company to develop a hollow vinyl window in the U.S. but decides it doesn't have enough structural integrity. But the low maintenance feature of the vinyl had possibilities.

**1966** Andersen creates the "clad-wood" window and door category (still the standard of excellence in stock-size new construction). Andersen Research & Development invents a way to weld the corners together for airtight, watertight performance.



*Andersen® hollow vinyl window (1959)*



*Perma-Shield® clad casement (1966)*

**1968-78** The price of wood increases 400% in 10 years. Wood's unique structure preserves its strength right down to the cellular level. Andersen expands its use of reclaimed wood fibers into pressed wood boards for hidden parts of the window. Engineered wood—wood pieces combined and pressed together—actually prove stronger than traditional raw wood.

**1991** Fibrex® material is patented—it combines the best qualities of wood and thermo-plastic polymers.

*Fibrex® material pellets*





over **100** years  
of innovation and excellence

**1970s** Over the decades, the company learns to approach manufacturing with the aim of extending, preserving and protecting resources. From the supply chain to the manufacturing line to the products themselves, Andersen strives to improve the return on its resources by making windows and doors that perform and last.

**1970s** Andersen sees the extra wood created by its manufacturing process as a potential material resource. The company develops window sash made from reclaimed wood fibers and thermoplastic polymers. The new material performs and weathers well. But manufacturing methods are inefficient until developments are made in the next decade.

Andersen® products and patents have revolutionized the window and door industry for over 100 years, changing the home construction industry, how homes are designed, and even how we live in our homes.

We are constantly testing and introducing new materials. Heat and cold chambers mimic extreme temperature conditions. Simulating devices produce extremes of dry and wet to test all new products. Windows, hardware, finishes and packaging materials all undergo testing.

*“Renewal by Andersen benefits from the rich tradition of the Andersen® brand. Customers know that they can trust us, that they will be treated well and that we stand behind our products.”*

—Paul Delahunt

*President of Renewal by Andersen*

The company’s innovation grows from its talented and committed employees. Andersen family values of excellence, integrity, innovation and partnership speak to the success of its past and guide a future of unlimited possibility.



Sub-sill support for Frenchwood® hinged patio door (1993)



“L-Joint” visual appearance environmental test

**1993** Fibrex® material used as a sub-sill component in the Andersen® Frenchwood® hinged patio door. The Fibrex® material sill was selected for its superior strength and resistance to rot and decay, and performs exceptionally well in this demanding role.

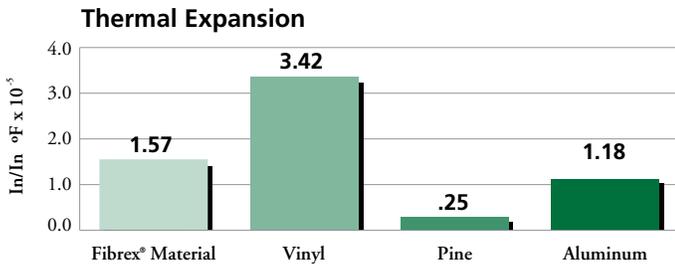
**1995** Renewal by Andersen founded. Now one of the largest window replacement companies in the U.S., Renewal by Andersen windows incorporate over 40% reclaimed wood fiber by weight from other window manufacturing operations.

**2008** Renewal by Andersen® windows have achieved the highest SCS certified recycled content of any window replacement company.

## The “material” difference

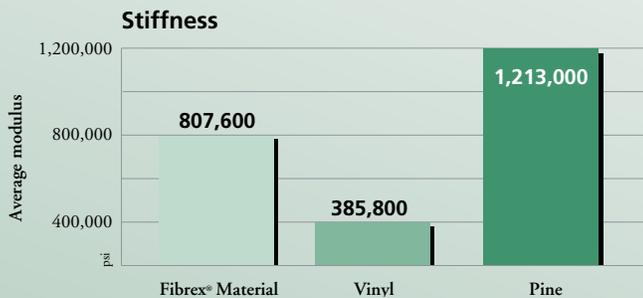
Consider all you expect windows to do for your home—Fibrex® material makes a difference in every instance. Measured across a range of conditions that affect the efficiency, maintenance and beauty of windows, Fibrex® material performs well compared to vinyl, aluminum, fiberglass, and wood. Take a look and we think you’ll agree—replacement windows made of Fibrex® material are the right choice for your home.

## Durable and reliable



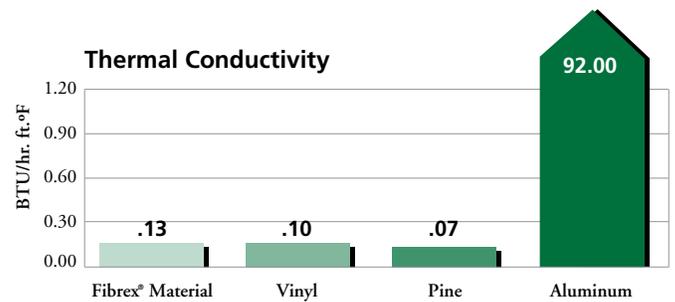
Fibrex material, like wood, fiberglass and aluminum, expands and contracts very little. Vinyl, however, expands and contracts a lot, which can cause cracks, bowing and leakage of air and water. Fibrex material windows will perform better in every season no matter how cold the winters or how hot the summers in your area.

## Stable and predictable



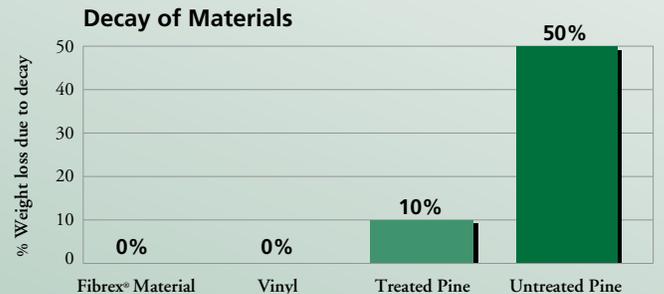
Fibrex material is twice as stable and rigid as vinyl. Wood’s average stiffness is higher, but it’s less predictable than Fibrex® material because of wood’s natural variations like grain, knots and moisture content. Fibrex material is strong so frames can be made narrower than with other framing materials. Narrower frames mean more glass, more view. Fibrex material can be made into any style of window—including curved specialty windows—and in colors to complement every home.

## An excellent insulator



Fibrex material has excellent insulating properties on a par with wood, vinyl or fiberglass. Aluminum, on the other hand, transfers heat out of your home and allows outdoor cold temperatures to chill the window areas inside. Fibrex material insulates about 700 times better than aluminum.

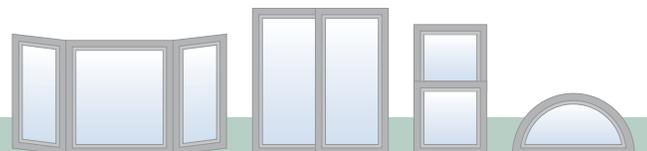
## Decay-resistant



With Fibrex material, a special polymer formulation surrounds and coats each wood fiber in the manufacturing process, providing exceptional resistance to rot and fungal growth. Renewal by Andersen’s windows, made with Fibrex material, never need scraping or painting because they are warranted not to flake, rust, blister, peel, crack, pit or corrode.\*

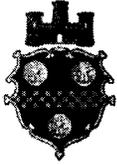
\*See the limited warranty for details.

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For additional information on Renewal by Andersen® products and services, please visit our Website at

[renewalbyandersen.com](http://renewalbyandersen.com)



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**FEE SCHEDULE:**

See attached. Please make check payable to: *Treasurer, City of Pittsburgh.*

**ADDRESS OF PROPERTY:**

910 Cedar Avenue

Pittsburgh PA 15212

**OWNER:**

NAME: Charles Heidlage & Margaret MacAvoy

ADDRESS: 910 Cedar Avenue

Pittsburgh PA 15212

PHONE: 617-939-4055

EMAIL: c.heidlage@gmail.com

**STAFF USE ONLY:**

DATE RECEIVED: 1/11/16

LOT AND BLOCK NUMBER: 23-M-224

WARD: 23rd.

FEE PAID: yvo

**DISTRICT:**

Deuschtown

**APPLICANT:**

NAME: Charles Heidlage

ADDRESS: 910 Cedar Avenue

Pittsburgh PA 15212

PHONE: 617-939-4055

EMAIL: c.heidlage@gmail.com

**REQUIRED ATTACHMENTS:**

Drawings     Photographs     Renderings     Site Plan     Other

**DETAILED DESCRIPTION OF PROPOSED PROJECT:**

Revised design to railing and window box to conform to HRC standards.

**SIGNATURES:**

OWNER:

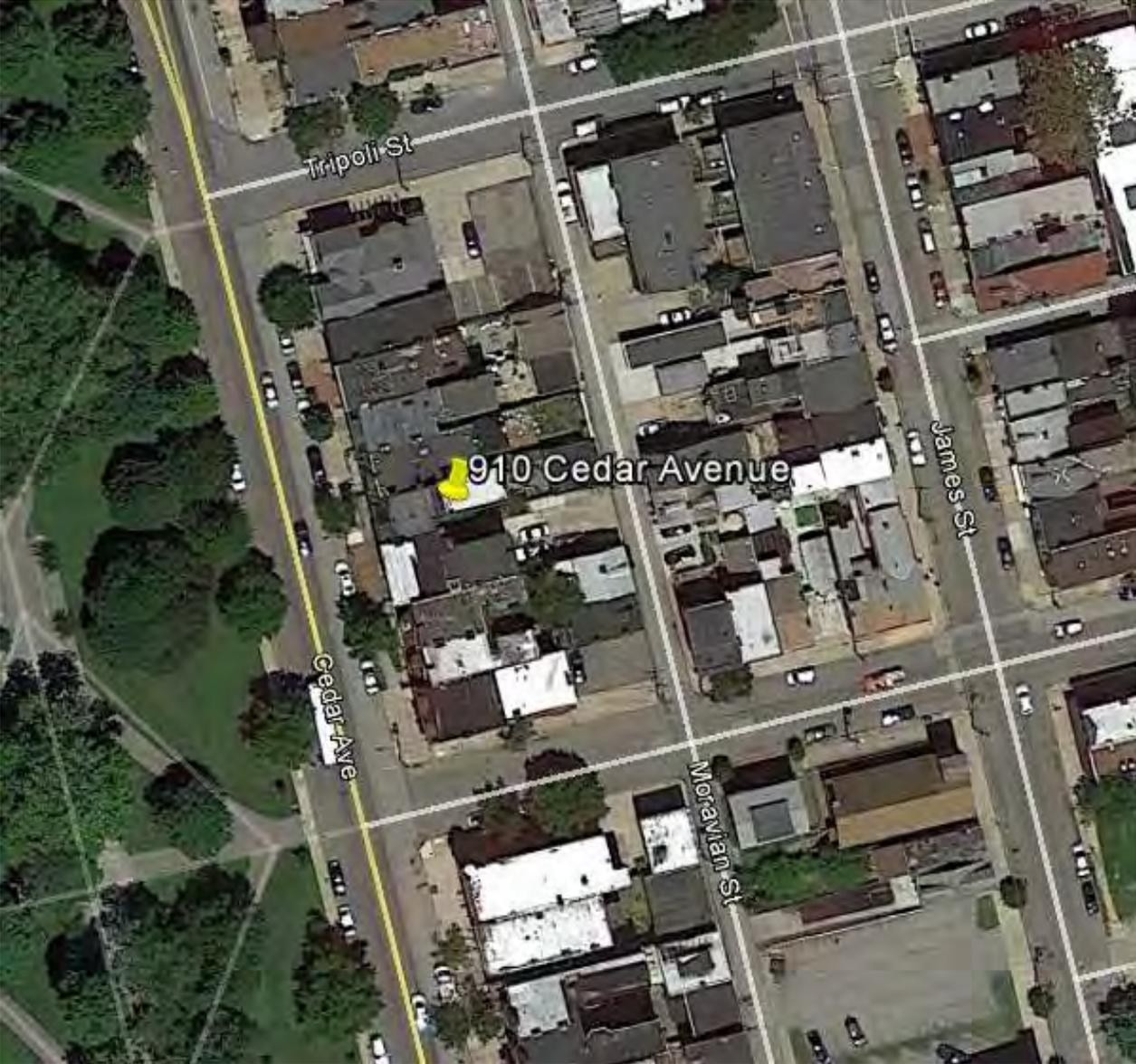
DATE:

1/7/16

APPLICANT:

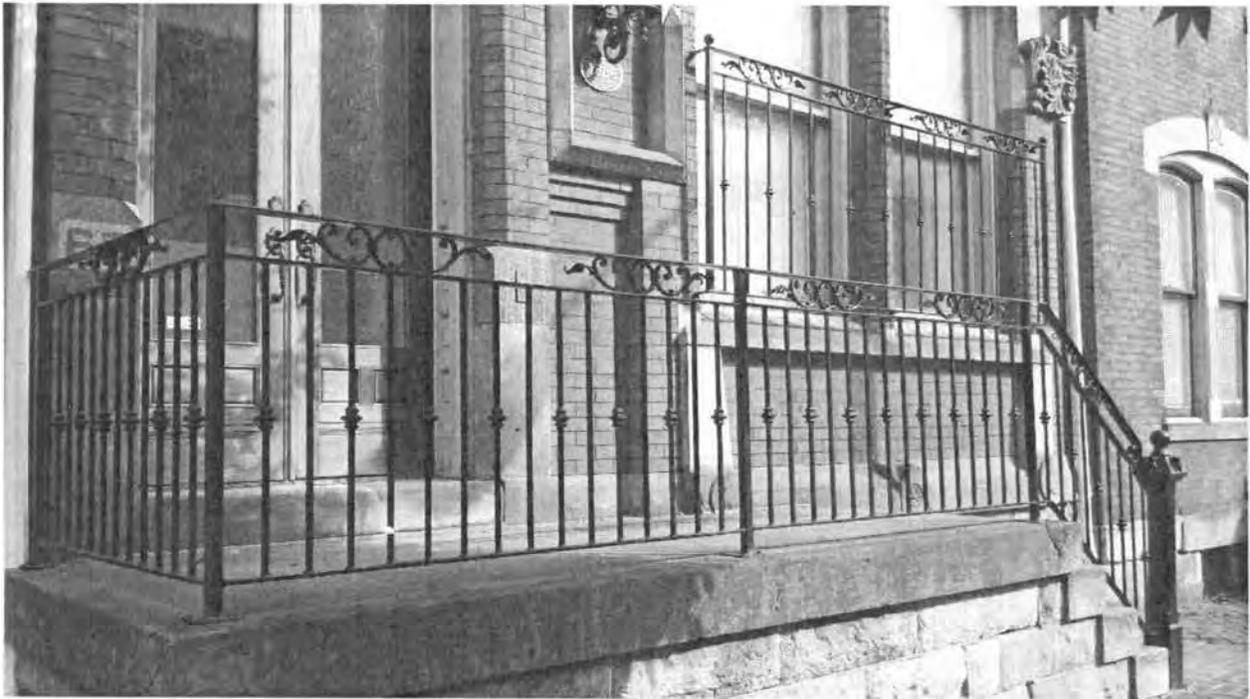
DATE:

1/7/16



# 910 Cedar Avenue

Charlie Heidlage  
Homeowner



February 3, 2016

### Option I: Maintain current design

While designing the railing we pulled from the architecture of the house (the geometric designs combined with the leaf patterns) but we stayed appropriate to the neighborhood and style from other similar constructed neighborhoods. Additionally, two experts have agreed that the railing we removed was not original to the construction of the house. Best estimates were of an age of 60-70 years old due to method of construction and deterioration (the house was completed in 1886). Other renovations from inside the house fit this timeline of investment in the property.

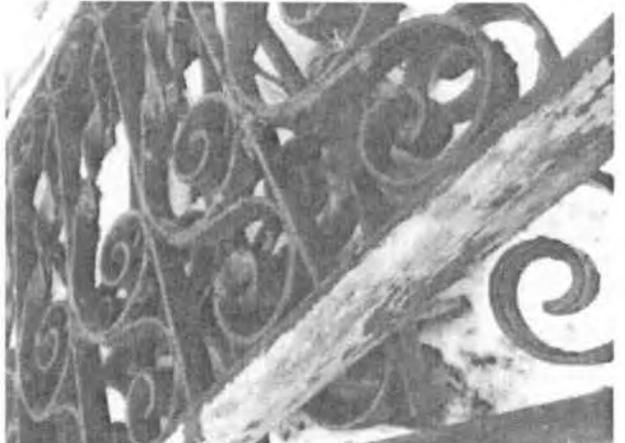
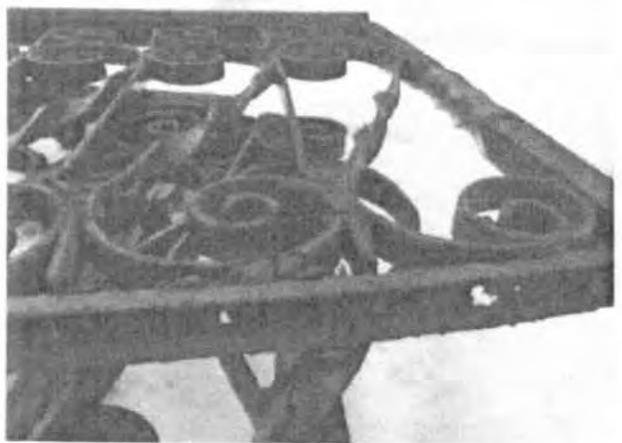
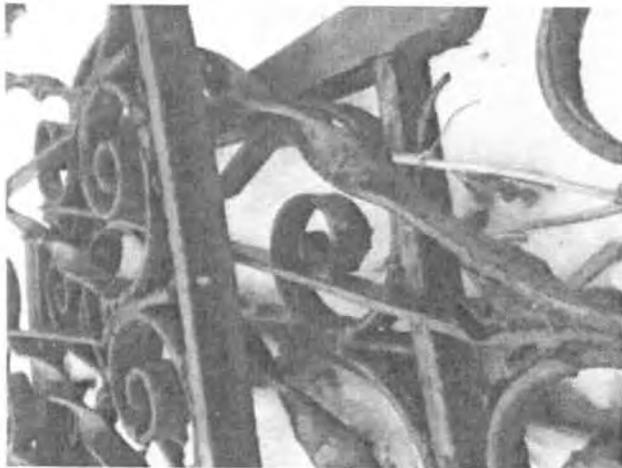
The house itself pulls from the Second Empire, Queen Anne and Romanesque styles in a manner that does not fit one tradition but more of an eclectic combination of multiple styles. The railing that we have installed, which matches the window grates that have been approved, specifically meets the design elements of the Richardsonian Romanesque influences with the horizontal and vertical lines paired with floral ornamentation. Attached as Appendix A is the presentation given to the HRC in March discussing the design components and reasoning for the current railing and window box. This was very important to us, with the huge influence Richardson has in Pittsburgh and the Northside especially.

In the interest of keeping the house looking cohesive, and maintaining the appropriate historical influences I feel it is important to maintain the front railing as is.

I have also included an image of the railing pre-installation to show the poor quality of construction and the then-current state. You will notice that we kept the original newel post.



Removed Railing Condition:



Option II: Design revisions

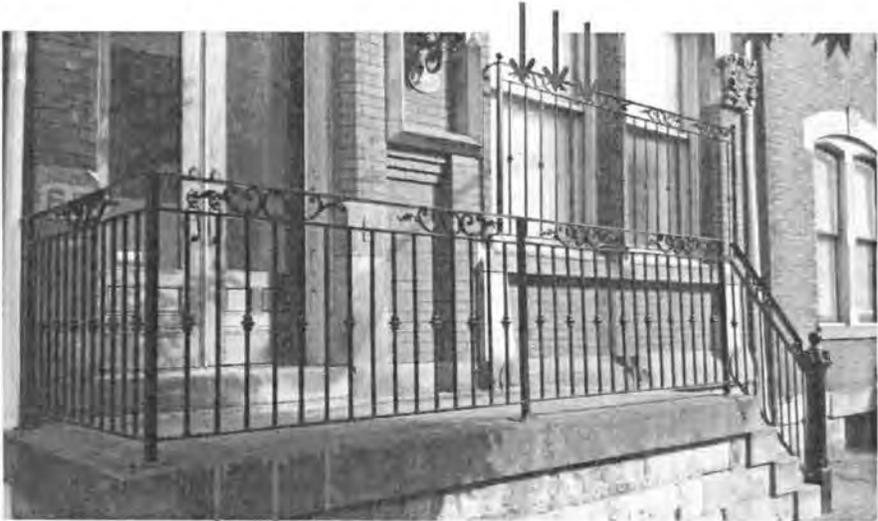
The second option is designed to revise both the railing and window guard to achieve a closer design match to the removed railing. To maintain continuity of design throughout the façade, I am proposing to change elements in both the railing and the previously approved window boxes. Due to the condition of the sandstone landing, I am unable to completely remove the railing without causing significant and irreparable damage to the stone.

Removed railing:

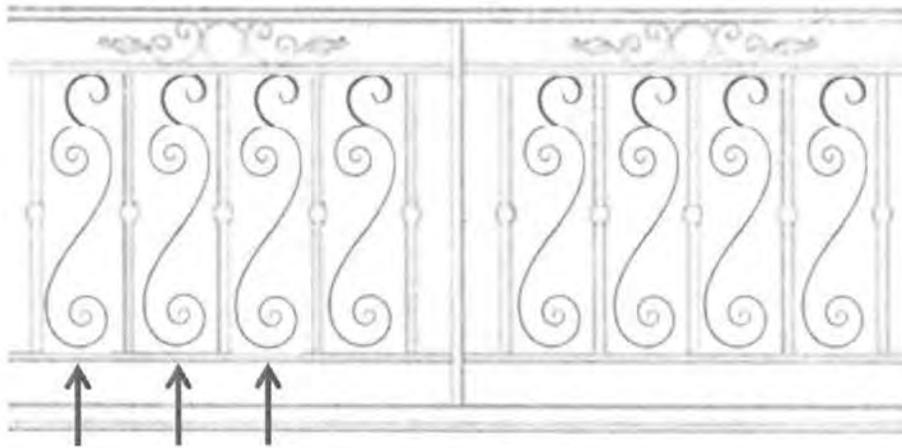


The goal is to leave the new rail in place, cut out the straight bars, leave the straight bars with the square collars since they match the window guards, and add in a scroll to replace the plain straight bars. We do not want to take the railing out because of the condition of the concrete and stone. We will have the scrolls powder coated to match but they will be welded and touched up on site.

Current railing:



Proposed design:

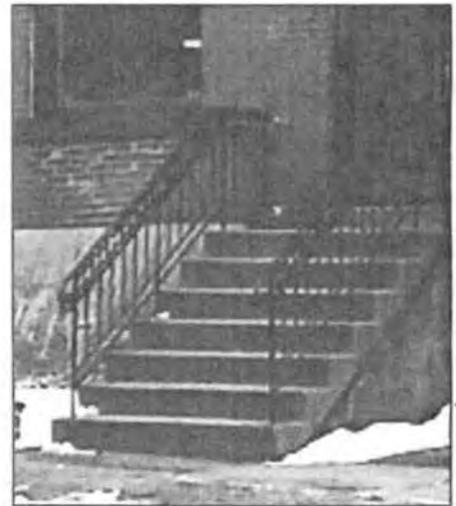


I believe that this revised design honors the removed railing design without compromising the structural integrity of the entranceway while meeting the requests made by the Historical Review Commission. If the current design is not approved, I look forward to completing the project with a design that is accepted by the HRC.

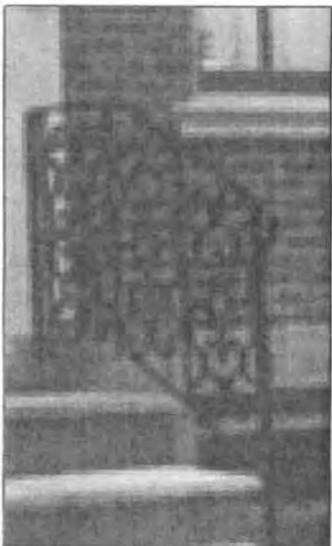
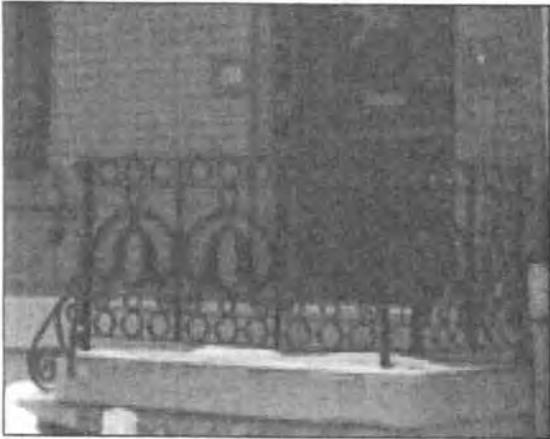
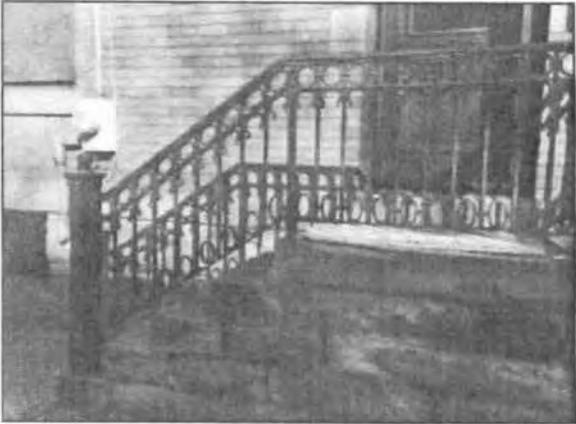
Appendix A: Original design inspirations

**Neighboring Properties:**

Similar to 910 Cedar, 916, 912 and one other property on Cedar have decorative friezes. 916 and 912 also have design details on the vertical bars.

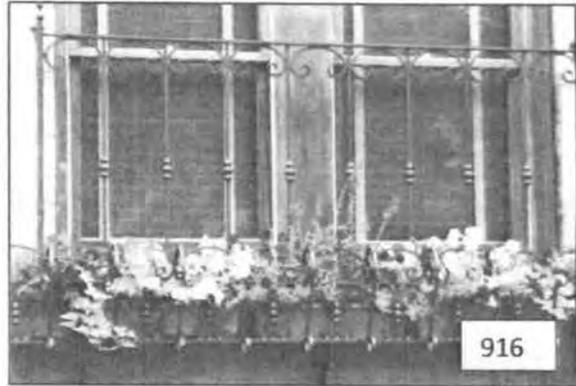
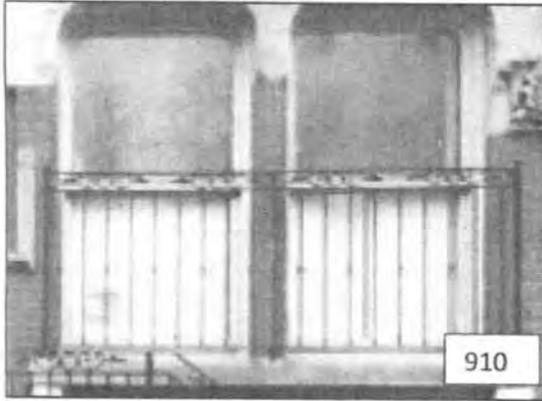


Level of ornamentation:



**Window Guard Height and Fabrication / Installation:**

Examples of window guards installed at sash height along with a full panel guard covering two windows at 916 Cedar. The full panel guards at both 916 and 910 were fabricated as such to avoid damage to wood or brick detailing between the windows. The brick at 910 is beveled and not wide enough to safely drill into without possible damage.



Design Inspiration:

The architecture of 910 Cedar is a combination of Queen Anne, Richardsonian Romanesque and Second Empire.

For design inspiration we looked at brick and masonry row homes built in urban areas in the northeast combining Queen Anne and Richardsonian Romanesque architecture (D). The railings designs on these homes ranged from very simple to slightly or very ornate. The Second Empire style home in photo (C) also shows cast posts, decorative collars and a "c" scroll frieze which are characteristics that relate back to our design.

We chose a design similar to one found in the book *Wrought Iron in Architecture* by Gerald K. Geerlings. It is noted that the style was used quite often by German craftsmen in Pennsylvania. The design characteristics include vertical bars with cast collars along with bands of scrolls sometimes seen at the top, bottom or both (A).

Heritage Industries, Inc. suggested a solid molded cap rail (B) to enhance the quality and ensure longevity.

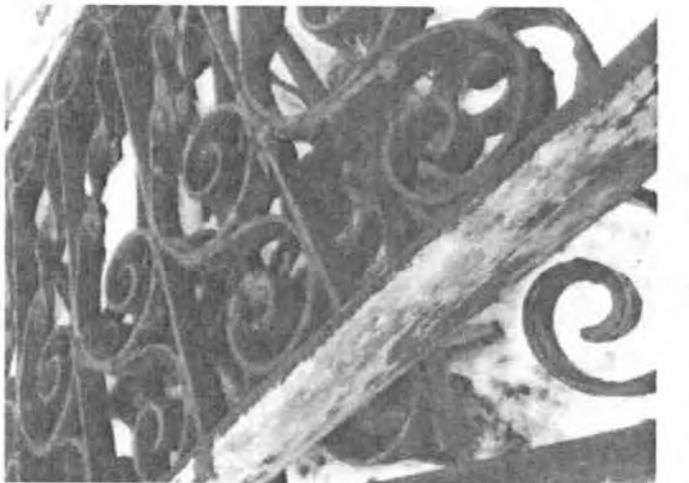
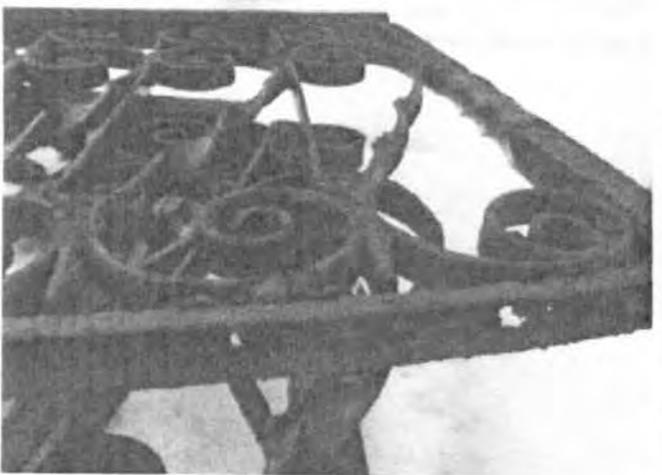
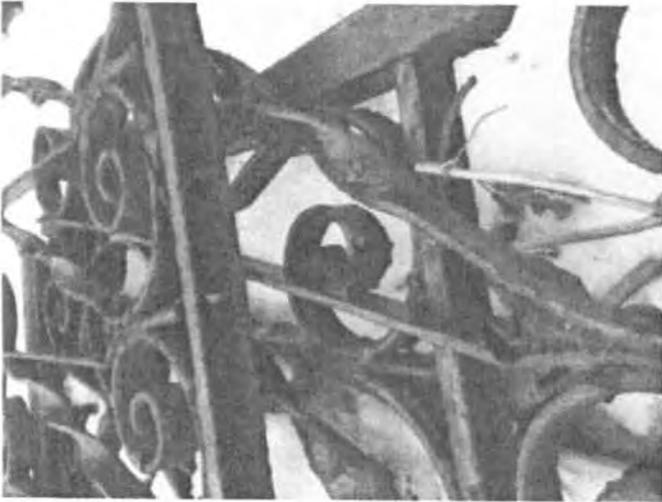
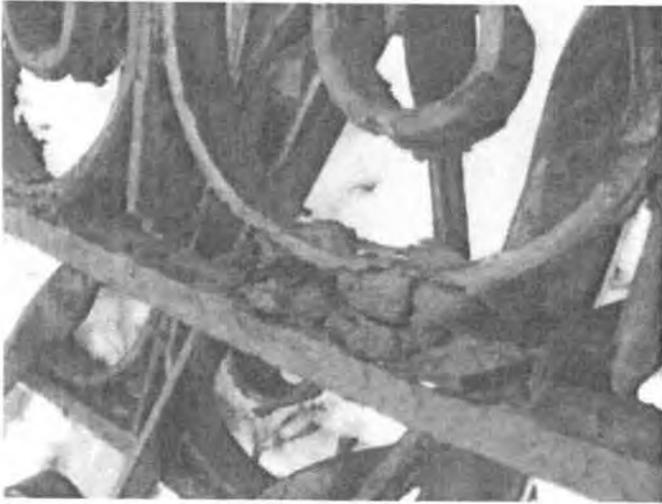


Design Detail



Design details inspired by the  
architecture and original iron post:  
Leaf Carvings / Forged Steel Leaves  
Brick Dentals / Square Collars  
Round Post Cap / Forged Spheres

910 Cedar Ave Original Railing Condition





**HISTORIC REVIEW COMMISSION OF PITTSBURGH**  
**Application for a Certificate of Appropriateness**

**DEADLINE:**

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

**FEE SCHEDULE:**

See attached. Please make check payable to:  
 Treasurer, City of Pittsburgh.

**ADDRESS OF PROPERTY:**

1006 CEDAR AVENUE  
PITTSBURGH, PA 15212

**OWNER:**

NAME: PINNACLE REDEVELOPMENT  
 ADDRESS: 145 27TH PH H ST  
NEW YORK, NY 10016-9039  
 PHONE: 412.580.9619  
 EMAIL: \_\_\_\_\_

**STAFF USE ONLY:**

DATE RECEIVED: \_\_\_\_\_  
 LOT AND BLOCK NUMBER: \_\_\_\_\_  
 WARD: \_\_\_\_\_  
 FEE PAID: \_\_\_\_\_

**DISTRICT:**

DEUTSCHTOWN

**APPLICANT:**

NAME: BOB BAUMBACH  
 ADDRESS: 900 MIDDLE ST  
PITTSBURGH PA 15212  
 PHONE: 412.266.4425  
 EMAIL: bob.baumbach@comcast.net

**REQUIRED ATTACHMENTS:**

- Drawings     Photographs     Renderings     Site Plan     Other

**DETAILED DESCRIPTION OF PROPOSED PROJECT:**

PROPOSED CONSTRUCTION OF 12'X20' ROOF DECK ABOVE 2ND FL  
REAR STRUCTURE; TO BE RECESSED IN ROOF W/ CEDAR 'PLYNTH'  
AND WOOD HAND RAILS

**SIGNATURES:**

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

APPLICANT: Robert Baumbach DATE: 11/13/2015



1006 Cedar Avenue

Cedar Ave

© 2015 Google

Google earth

1993

Imagery Date: 6/14/2014 40°27'21.44" N 80°00'07.52" W elev 786 ft eye alt 1192 ft

Scope of Work for back exterior renovations of 1004 & 1006 Cedar Avenue –

1. Installed new 30 year owens corning shingles on roof.
2. Installed new gutters on both units.
3. New brick on back and painted side wall brick. The existing wall was structurally unsound and existing brick proved too fragile to reuse.
4. New thermo twin aluminum clad windows.
5. Thermo Tru steel french doors.
6. Pennsylvania blue stone patio ipe wood fence
7. Cement driveway.

1061 Moravian Way  
Pittsburgh, Pennsylvania



Street View - Apr 2012

Google Streetview, 2012



1059 Moravian Way  
Pittsburgh, Pennsylvania

Street View - Jul 2014

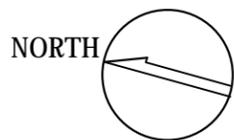
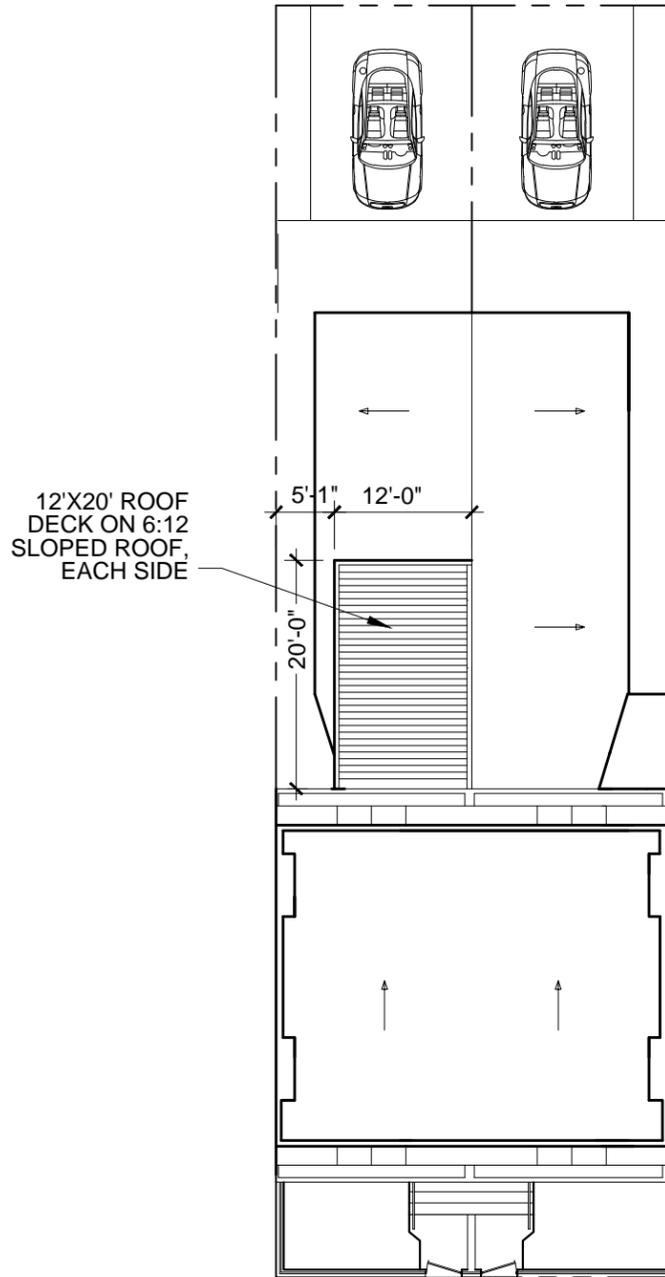
Google Streetview, 2014







MORAVIAN WAY

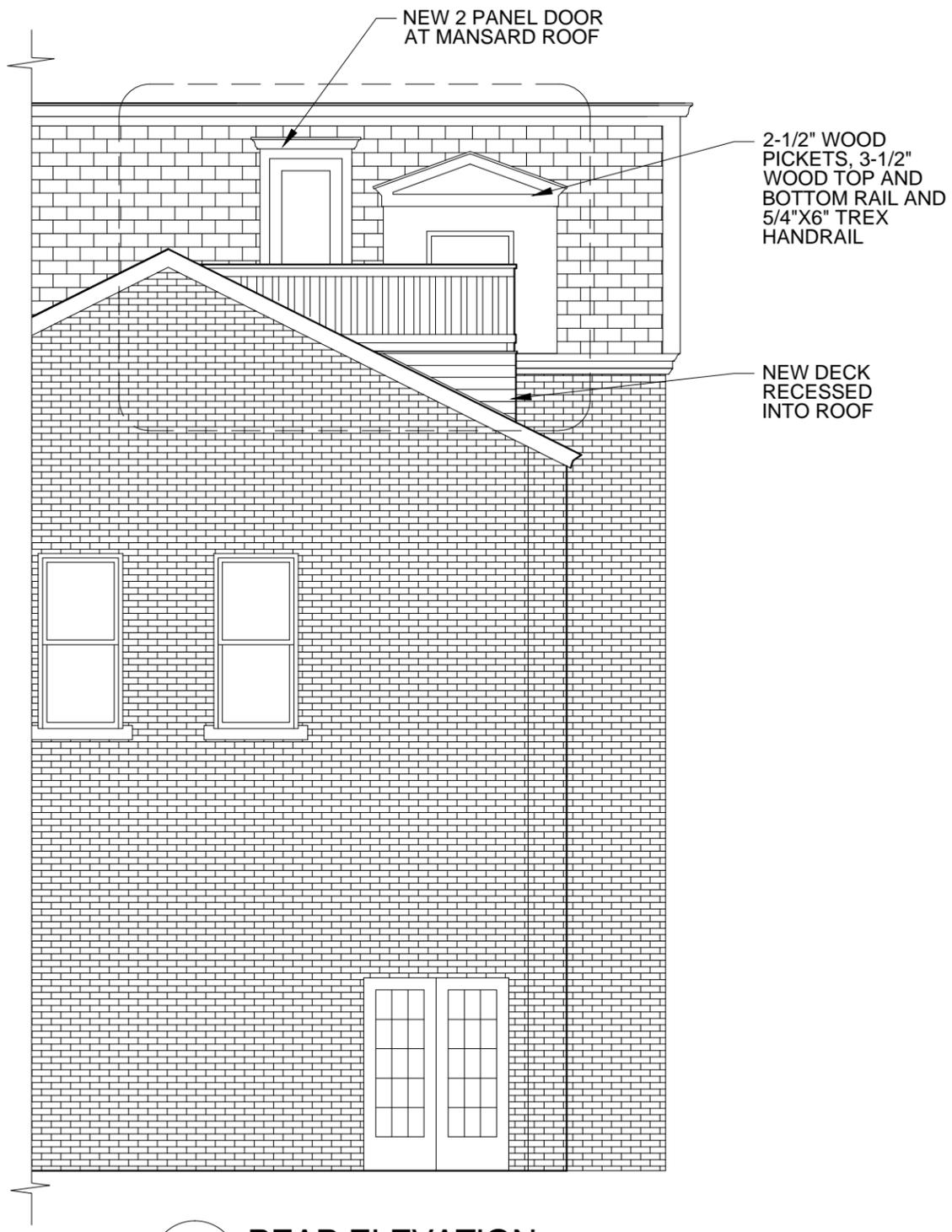


SIDEWALK

CEDAR AVENUE

**PLAN OF PROPERTY  
PINNACLE REDEVELOPMENT  
1006 CEDAR AVENUE  
PITTSBURGH PA 15212  
LOT AND BLOCK 24-N-85-A**

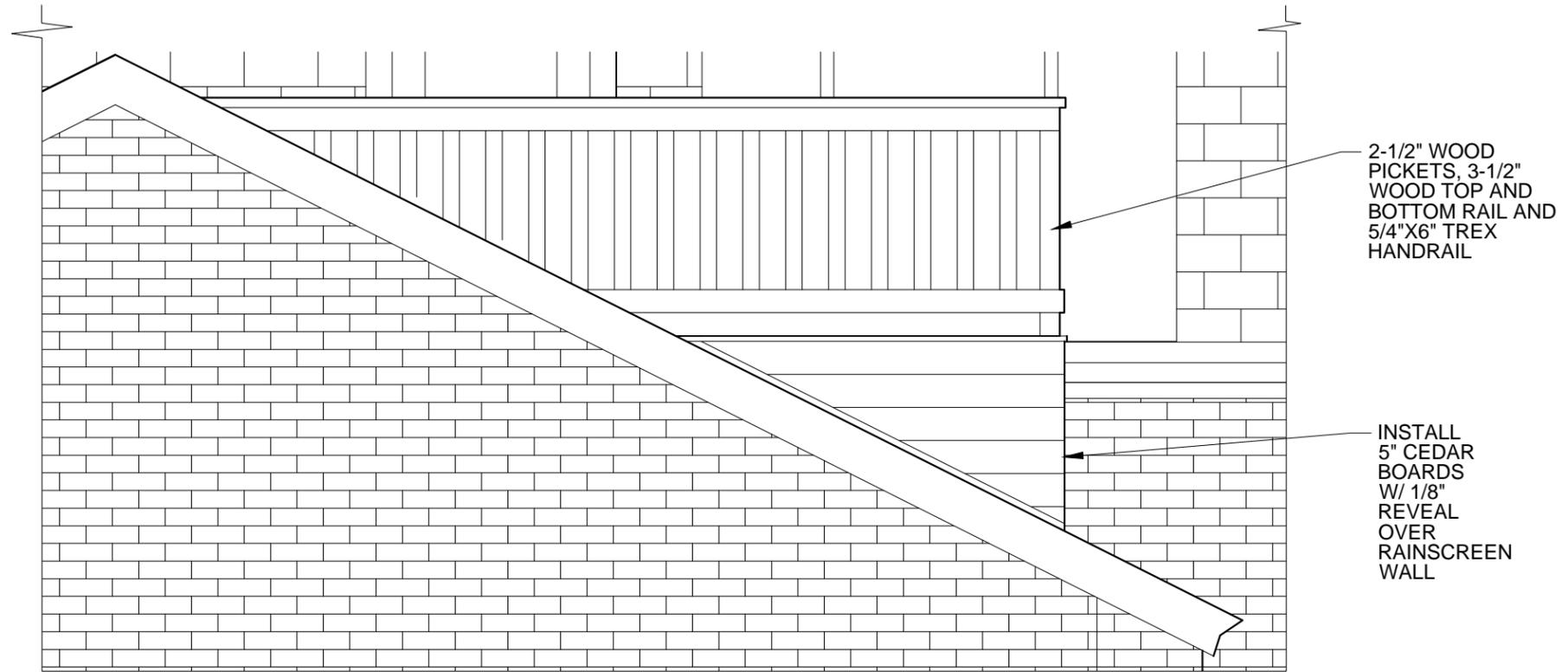
**SCALE: 1/16" = 1'-0"  
NOVEMBER 11, 2015**



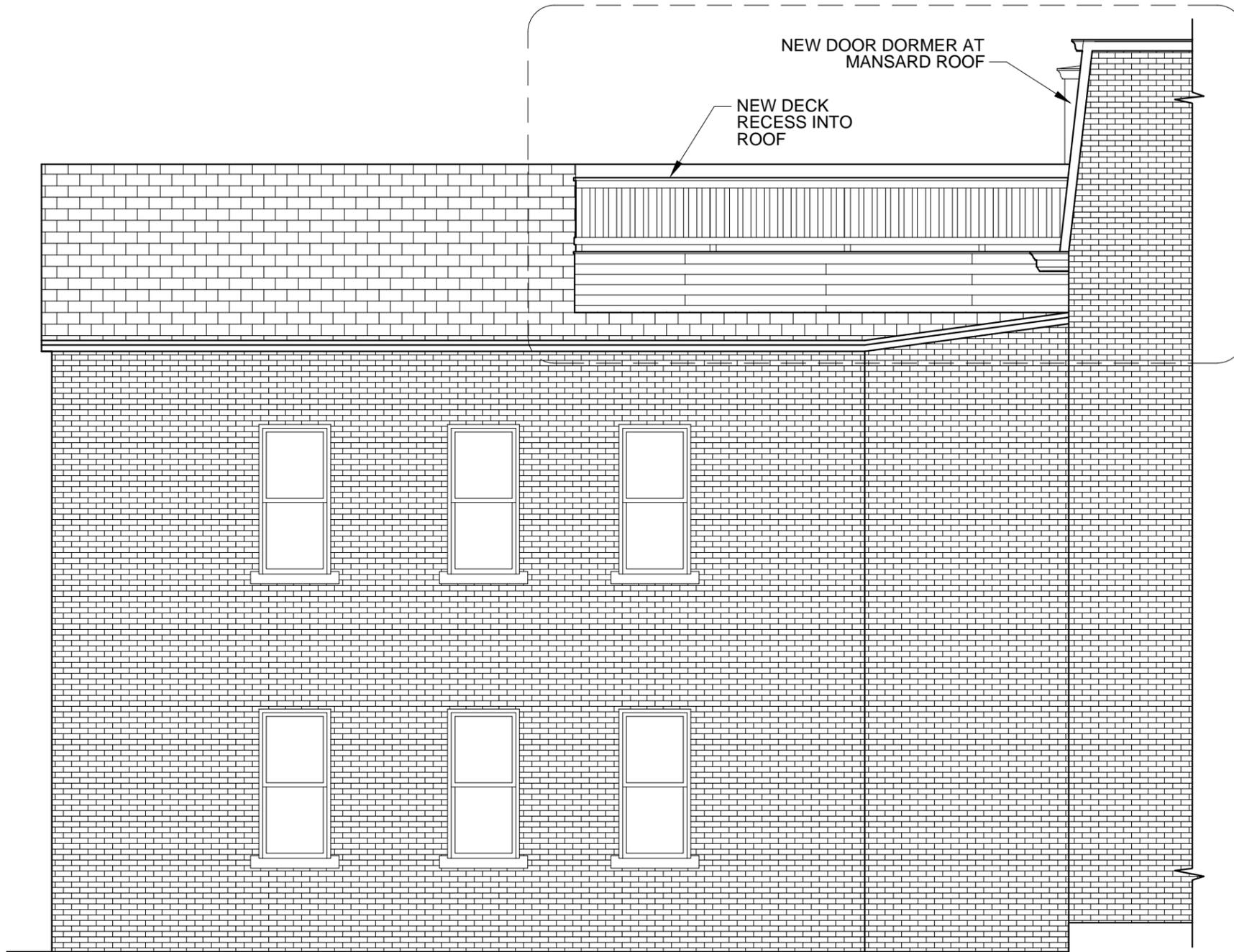
**1** REAR ELEVATION  
SCALE: 3/16" = 1'-0"



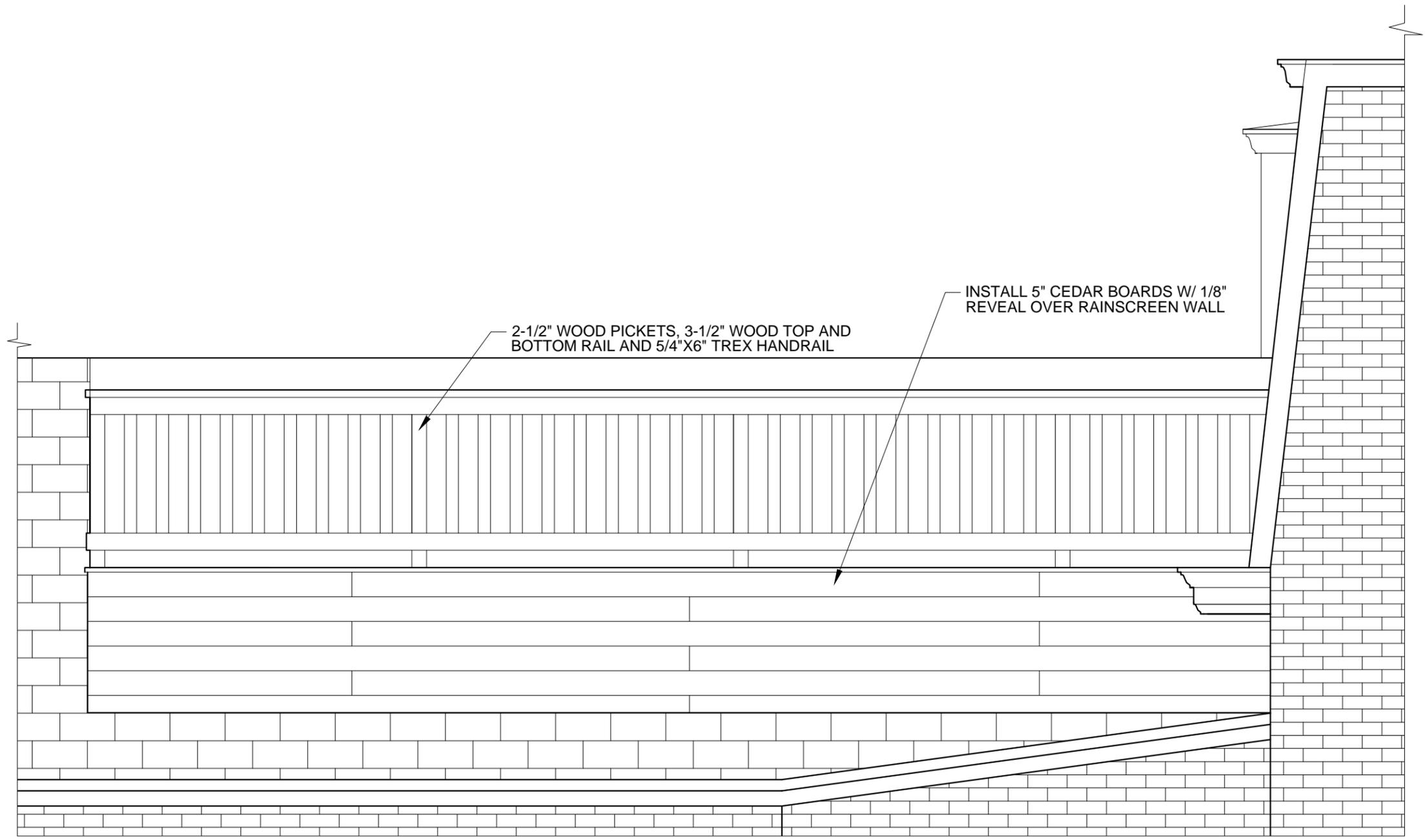
**1** REAR ELEVATION PHOTO  
SCALE: NTS



**1** REAR ELEVATION  
SCALE: 1/2" = 1'-0"



1 SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



**2** **SIDE ELEVATION**  
SCALE: 1/2" = 1'-0"



Division of Development Administration and Review  
 City of Pittsburgh, Department of City Planning  
 200 Ross Street, Third Floor  
 Pittsburgh, Pennsylvania 15219

## HISTORIC REVIEW COMMISSION OF PITTSBURGH

### Application for a Certificate of Appropriateness

**DEADLINE:**

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

**STAFF USE ONLY:**

DATE RECEIVED: \_\_\_\_\_

LOT AND BLOCK NUMBER: \_\_\_\_\_

WARD: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

DISTRICT: \_\_\_\_\_

**FEE SCHEDULE:**

See attached. Please make check payable to:  
 Treasurer, City of Pittsburgh.

**ADDRESS OF PROPERTY:**

836, 840, and 846 W. North Ave  
Pittsburgh, PA 15233

Allegheny West

**OWNER:**

NAME: STABLES DEVELOPMENT, LP

ADDRESS: 322 N. Shore Dr., Ste. 200

Pittsburgh, PA 15212

PHONE: 412-608-4571

EMAIL: andrew@gorealtypgh.com

**APPLICANT:**

NAME: STABLES DEVELOPMENT, LLC

ADDRESS: 322 N. Shore Dr., Ste. 200

Pittsburgh, PA 15212

PHONE: 412-608-4571

EMAIL: andrew@gorealtypgh.com

**REQUIRED ATTACHMENTS:**

- Drawings     Photographs     Renderings     Site Plan     Other (Material Specs)

**DETAILED DESCRIPTION OF PROPOSED PROJECT:**

Renovation of existing 3-story structure, and adjacent  
new construction of 4-story structure, with compatible materials  
and connected 4th story for 35 total residential units with  
integral parking.

**SIGNATURES:**

OWNER: Dr: Stables Development, LLC  
[Signature] DATE: 1/15/16

APPLICANT: [Signature] DATE: 1/15/16

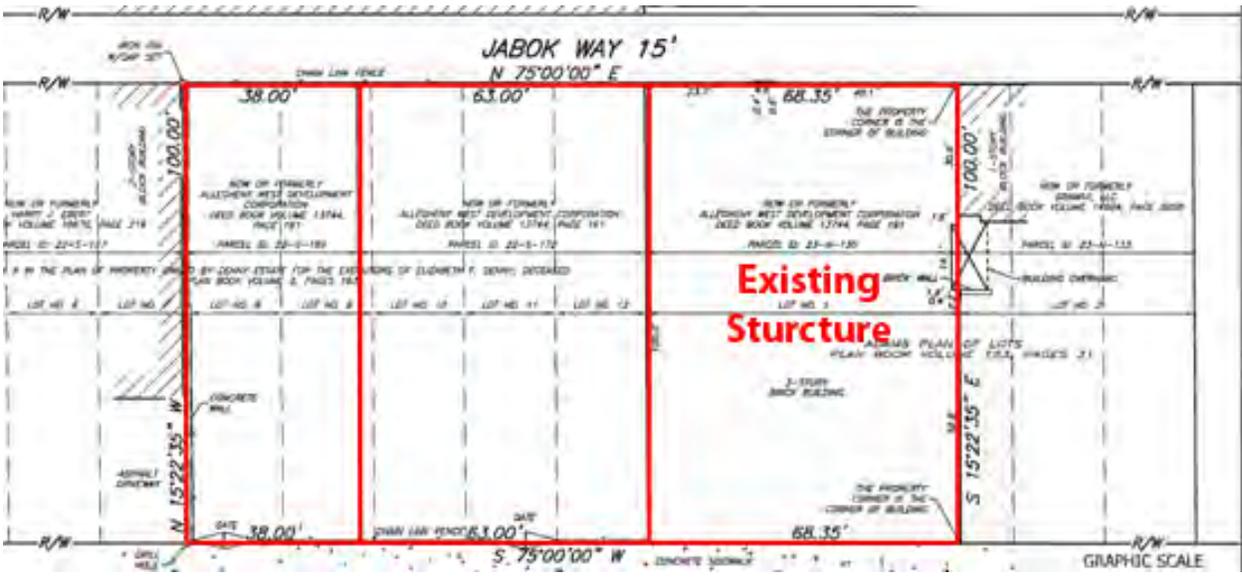
## EXISTING CONDITIONS AND DEVELOPMENT OVERVIEW

### SITE PLAN

The existing site consists of 3 parcels, one of which contains a 3-story brick structure (the “Stables Building”), and two parcels that are currently vacant land:



The survey indicates that the existing structure is on its own parcel, and the new construction will be on a separate parcel (see Appendix C for full survey and site plan):



STABLES BUILDING

The Stables Building was built in 1895, is designated as a city historic structure, and is located in the Allegheny West neighborhood:



*View from West North Ave*



*View from West North Ave of West Wall*



*View from West North Ave of East Wall*



*View of East Wall of Building*



*View of Detail on Façade*



*View of Second Floor and Columns*



*View of Second Floor and Columns*



*View of Third Floor and Columns*



*View of Third Floor and Columns*

## ADJACENT VACANT LAND

The adjacent vacant land contains two parcels that will be the site of the 4-story new construction:



*View from North West Corner of Adjacent Vacant Land*



*View from West Side of Vacant Land*



*View of Vacant Land from West North Ave*

## SCOPE OF WORK

The intended scope of work involves:

- Renovation of existing 3-story structure for parking and amenities on first floor, with residential units on the second and third floors.
- New construction on adjacent parcel of 4-story structure with compatible materials.
- Addition of fourth story on new construction and extending onto the existing structure.

The intent of the exterior design is to complement the existing structure by using historically appropriate materials and matching the fenestration of the Stables Building (see Appendix A for full drawings and elevations).



## FOURTH STORY SETBACK

---

The intent of the fourth story, deck, and railings is to provide a setback that minimizes the impact of their visibility from West North Avenue (see drawings in Appendix A for additional detail):



*View from Galveston Ave at West North Ave*



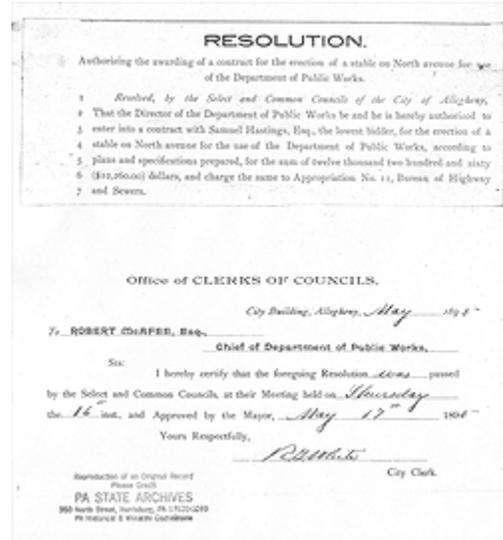
*View from Brighton Rd at West North Ave*

## HISTORY

The Historic Stables Building is the last standing public works building from the City of Allegheny. A review of public records confirms that the Allegheny City Stables/Public Works Building was constructed in 1895. The building was designed by Robert Swan and constructed by Samuel Hastings.

On May 16, 1895, the Select and Common Councils of the City of Allegheny approved a resolution “authorizing the awarding of a contract for the erection of a stable on North Avenue for use of the Department of Public Works” Bureau of Highways and Sewers. The contract for the stables building was let to Samuel Hastings, Esq., the lowest bidder, for the sum of \$12,260. On October 25, 1895, a building permit was issued for a three-story brick stable, measuring 68 ft by 101 feet, with an estimated cost of \$12,000, to be occupied by the Allegheny City Department of Public Works. A 1901 plat map shows the Kramer & Redman building replaced with a brick structure identified as “City of Allegheny” confirming that the stables building had been built.

On December 7, 1907, the City of Pittsburgh annexed Allegheny City. All of the municipal offices of Allegheny City, including the Public Works Department, were merged with those of the City of Pittsburgh. Although the gasoline engine and automobiles were gaining in popularity at this time, horses remained a viable means of transport for both people and goods well into the twentieth century.



In 1928, the City of Pittsburgh utilized approximately 300 head of horses in its various departments, which was overseen by the Bureau of Horses within the Office of the Mayor. The four park divisions used from two to ten horses each, while the eight divisions of the Bureau of Highways and Sewers each used from eight to 42 head to maintain, what amounted to in 1928, nearly 1800 miles of public roadways, including over 800 miles of improved streets and alleys, and over 900 miles of unimproved streets and alleys.

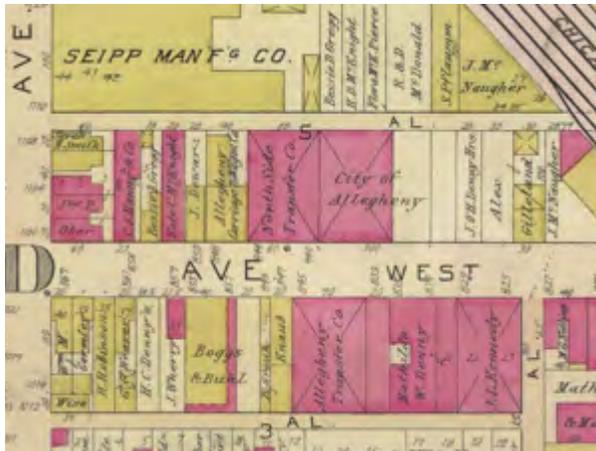
Draft horses, primarily Belgians, used by the Department of Public Works were of the show horse order, and consisted of mostly mated teams of dappled grays, chestnuts with white markings, blacks, roans, and bays (reddish-brown) that weighed 1500 to 1900 pounds, and measured from 15 to 16 ½ hands in height. Teams typically worked an eight-hour day, but sometimes up to fifteen hours per day, and had an average working age of 18 years, with some reaching over 22 years of service.

All of the city-owned stables were open to the public at all times, and “[s]table men, watchmen, and others connected with the horse department [were] required to be polite and accommodating to all visitors at all times.”

## STABLES DEVELOPMENT – HISTORICAL REVIEW COMMISSION (HRC) SUBMISSION

The building continued to be used by the Department of Public Works well into the twentieth century, witnessing the conversion from horse-driven to motor-driven equipment. The DPW occupied the building as late as 1969, and served Allegheny City and City of Pittsburgh Departments of Public Works for approximately 75 years. On November 7, 1973, the Denny heirs sold the lot and building to David Stein.

The building is an excellent example of the Romanesque style of architecture adapted to utilitarian use. The building's arcaded south (façade), east (side), and north (rear) elevations all incorporate the use of round and segmental arched openings, radiating brick voussoirs, and projecting brick and stone belt courses. The north (façade) elevation incorporates two patterns of brick diapering as well as a corbelled brick cornice. As such, the building retains a high degree of historic integrity of design, materials, and workmanship. The building also retains its integrity of location and setting as it is situated prominently in the midst of an intact late nineteenth to early twentieth century industrial corridor along W. North Avenue. As such, the building continues to convey the feeling and association of a late nineteenth century Romanesque influenced stables/public works building.



The building is significant for its association with the former City of Allegheny, having served as a public works/stables building. Allegheny City enjoyed a widespread reputation for its excellent public works and its low public indebtedness. This building appears to be the only surviving edifice of Allegheny's Public Works Department and one of a very small number of remaining municipal buildings attributed to Allegheny City. The Allegheny City Stables/Public Works Building is also significant for its association with the City of Pittsburgh Division of Highways and Sewers and for its association with the City of Pittsburgh, Bureau of Horses. Of the facilities that quartered city-owned horses listed in the

History section of this nomination, a preliminary survey indicates that the Allegheny City Stables/Public Works Building is the only such building remaining. The building serves as possibly the last tangible reminder of these agencies during the pre-automobile era, when true horse power provided the bulk of hauling and towing needs. The building continued to serve the City of Pittsburgh well into the mid-twentieth century, witnessing the transformation of horse-drawn to motor-driven equipment.

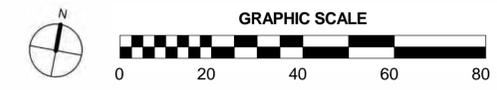
**Source:** Nomination of 836 West North Avenue (former Allegheny City Stables) to be a City Historic Structure.

APPENDIX A – DRAWINGS AND RENDERINGS



LOT COVERAGE	
LOT SIZE:	16,935 SF (= MAX. LOT COVERAGE OF 15,242 SF)
MAXIMUM LOT COVERAGE IN NDI ZONE:	90.0%
PROJECT LOT COVERAGE:	88.4%
REQUIRED SETBACKS:	N/A

PROJECT TOTAL UNIT COUNT	
UNIT TYPE	#
STUDIO	2
ONE BEDROOM	12
TWO BEDROOM	9
LOFT	12
TOTAL	35





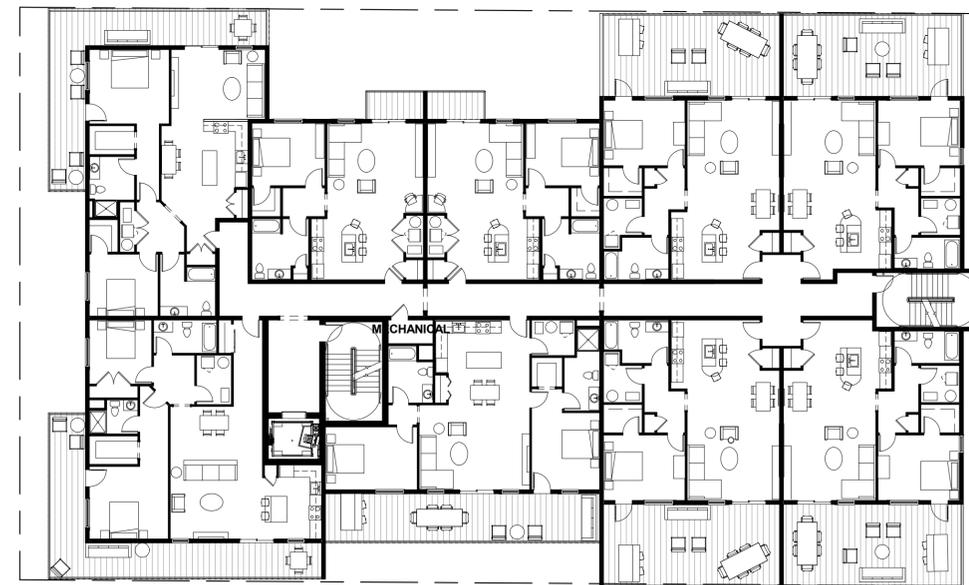
1ST FLOOR: 5,724 SF FLOOR AREA



2ND FLOOR: 14,413 SF FLOOR AREA



3RD FLOOR: 14,413 SF FLOOR AREA



4TH FLOOR: 11,241 SF FLOOR AREA

GROSS FLOOR AREA	
FLOOR	SF
1ST FLOOR	5,724
2ND FLOOR	14,413
3RD FLOOR	14,413
4TH FLOOR	11,241
TOTAL	45,791

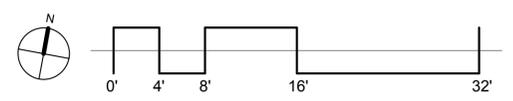
FLOOR AREA RATIO	
LOT SIZE: 16,935 SF (= MAX. FAR OF 33,870 SF)	
MAXIMUM FAR IN NDI ZONE:	2:1
PROJECT FAR:	2.7:1

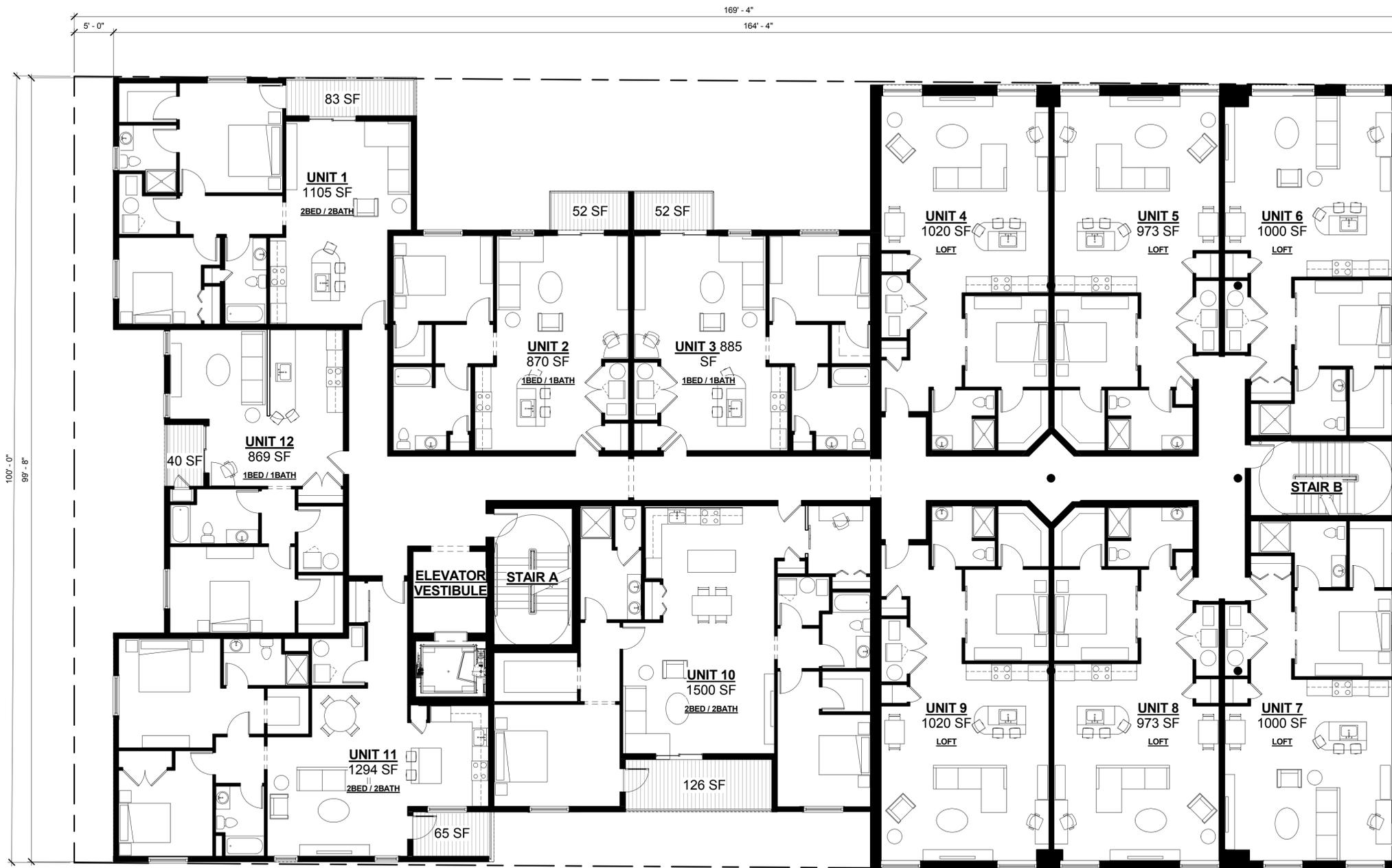


PARKING	#
TOTAL AUTO PARKING	25
TOTAL BIKE PARKING	22

1ST FLOOR UNIT COUNT	
UNIT TYPE	#
STUDIO	2
TOTAL	2

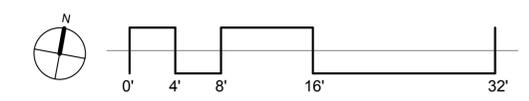
1ST FLOOR GROSS FLOOR PER BUILDING	
FLOOR	SF
OVERALL	5,724
OLD BUILDING	2,409
NEW BUILDING	3,315

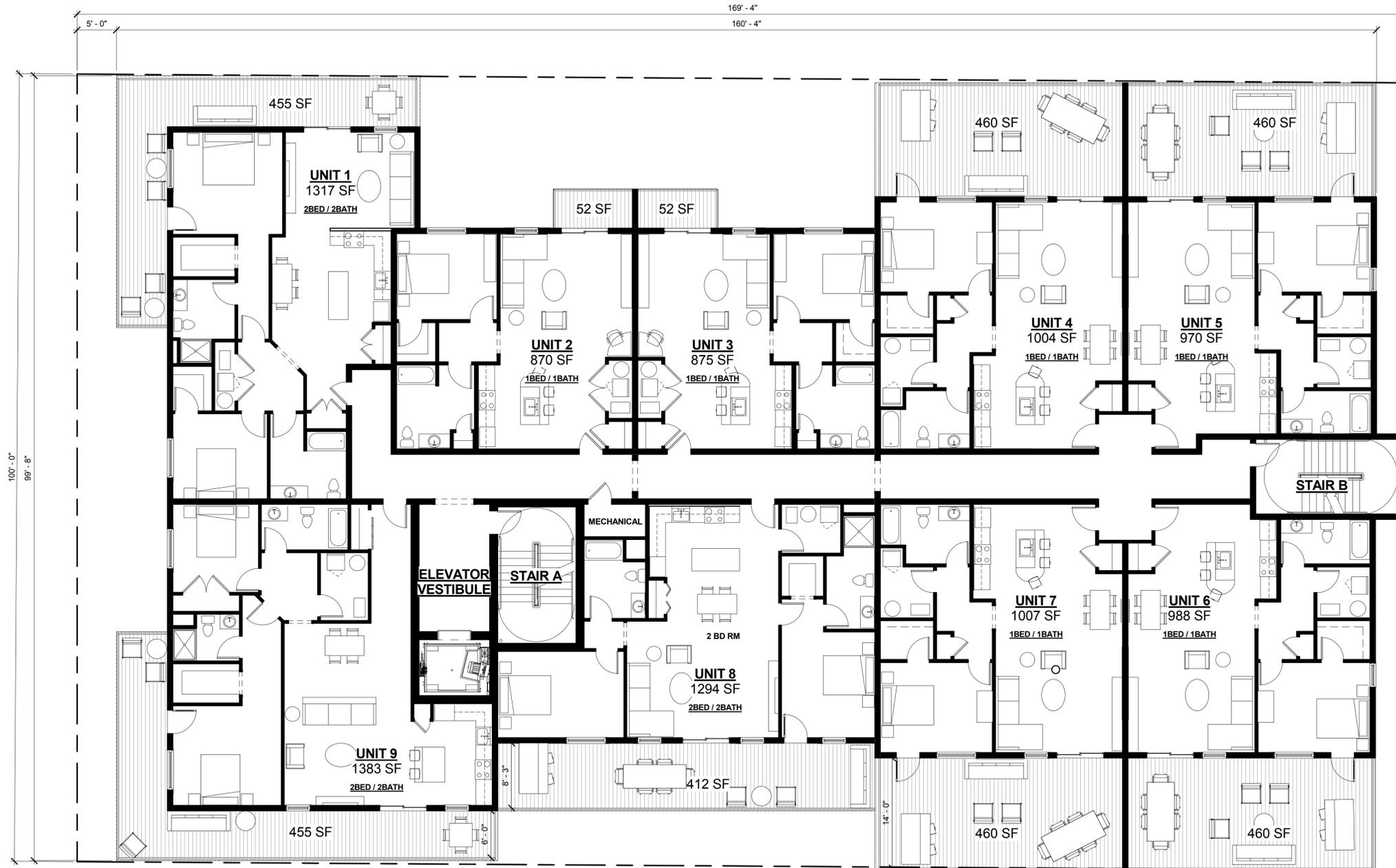




2ND & 3RD FLOOR UNIT COUNT	
UNIT TYPE	#
ONE BEDROOM	6
TWO BEDROOM	6
LOFT	12
<b>TOTAL</b>	<b>24</b>

GROSS FLOOR AREA PER BUILDING	
FLOOR	SF
OVERALL	14,413
EXISTING BLDG	6,734
NEW BUILDING	7,679

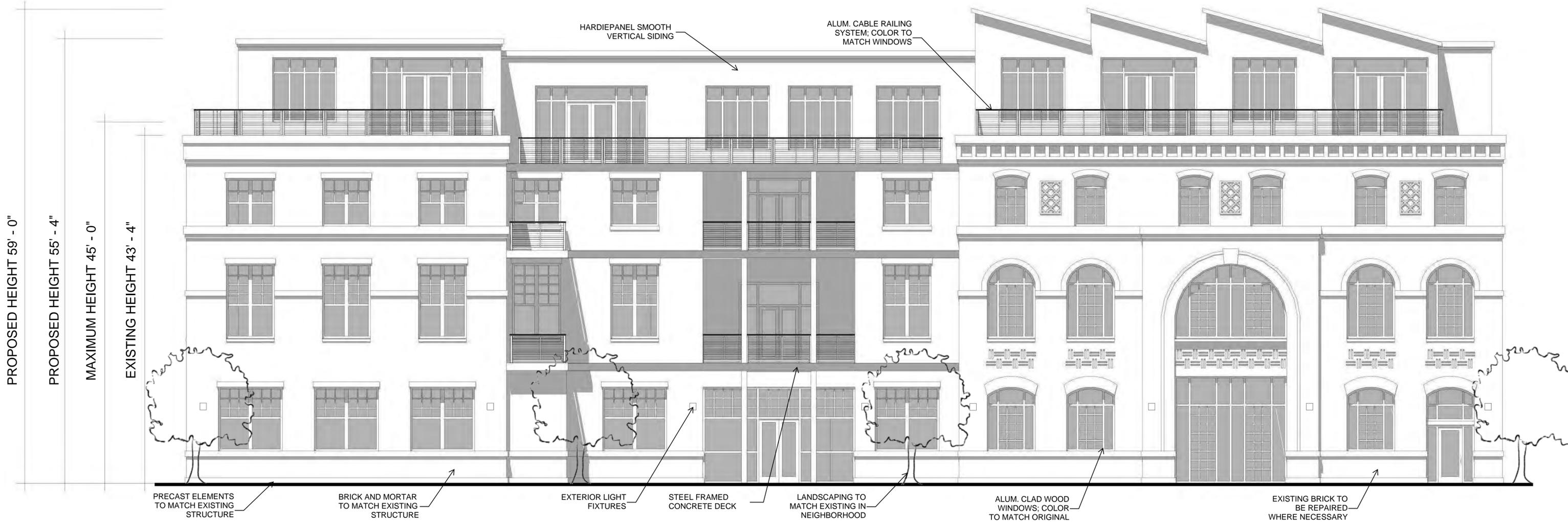




4TH FLOOR UNIT COUNT	
UNIT TYPE	#
ONE BEDROOM	6
TWO BEDROOM	3
TOTAL	9

GROSS FLOOR AREA PER BUILDING	
FLOOR	SF
OVERALL	11,241
OLD BUILDING	0
NEW BUILDING	11,241







BRICK AND MORTAR  
TO MATCH EXISTING  
STRUCTURE

LANDSCAPING TO  
MATCH EXISTING IN  
NEIGHBORHOOD

EXISTING BRICK  
AND PRECAST TO  
BE CLEANED

NEW LAMP POSTS  
TO MATCH EXISTING  
IN NEIGHBORHOOD

ALUM. CLAD WOOD  
WINDOWS; COLOR  
TO MATCH ORIGINAL

EXISTING BRICK AND  
MORTAR TO BE  
REPAIRED WHERE  
NECESSARY



HARDIEPANEL SMOOTH  
VERTICAL SIDING

LANDSCAPING TO  
MATCH EXISTING IN  
NEIGHBORHOOD

NEW LAMP POSTS  
TO MATCH EXISTING  
IN NEIGHBORHOOD



APPENDIX B – MATERIALS SPECIFICATIONS

**PRODUCT SPECIFICATIONS****EXTERIOR FINISH**

All exterior surfaces are covered with a factory-applied latex primer.

**AURALAST® WOOD**

AuraLast® wood is fundamentally different from wood resulting from traditional millwork preservation processes in that it uses a proprietary vacuum/pressure process to provide protection throughout the wood parts used to make windows and doors. AuraLast® wood is distinguished from wood using the current preservation methods by its unique ability to achieve greater penetration of the active ingredients into the wood parts, with a penetration of the treatment being a minimum of 92%.

**INTERIOR FINISH**

All interior surfaces are unfinished clear pine ready for on site finishing. Primed and pre-finished interiors are available in paint: Pure White, Extra White, Natural Choice, Moderate White; in stain: Wheat, Cherry, Fruitwood, Cordovan, Cider and Clear Lacquer.

**FRAME**

Frame is assembled from select kiln dried pine using AuraLast® wood on all exterior parts. Frame corner joints are tightly secured with metal fasteners and adhesive. Frame thickness is 1 1/16" (17.5mm) at head, side jamb and sill. Basic jamb width is 4-9/16" (116mm) and may be extended for different wall depths. Finished frame has exterior casing, sill nosing, weather-stripping, hardware, and interior stops applied.

**SASH**

Sash is 1-7/16" (36.5mm) thick select kiln-dried pine using AuraLast® wood. Stiles and rails are mortise and tenoned, machine clamped for squareness and secured with metal fasteners. The glass is mounted into the sash using a silicone-glazing compound on the exterior and acrylic sealant on the interior, then secured with interior applied profiled wood stops. Sash operate in a non-compression ivory colored jamb liner that allows both top and bottom sash to tilt inside for easy cleaning and removal without the use of tools. No finger plow sash available on venting units.

**GLAZING**

3/4" (19mm) thick sealed insulating glass is constructed from two panes of glass, utilizing a continuous roll formed stainless steel spacer with dual seal sealant. The glass is mounted into the sash using a silicone-glazing compound and secured with interior applied profiled wood stops. All insulating glass units comply with the performance requirements of IGCC in accordance with either ASTM E774 or E2190.

**GLAZING OPTIONS**

3/4" insulating glass available in Low-E with Argon, Low-E, Low-E 366, Clear, Neat Glass, reflective, tinted, or obscure, tempered or other specialty glass as specified. Preserve® film is a 0.003" thick polyethylene film with a low tack acrylic adhesive applied to the glass for protection during shipping and installation. 4,000 foot elevations and higher require a capillary tube to equalize environmental stress (otherwise known as High Altitude glazing). High Altitude glazing does not allow the use of Argon as listed under glazing options.

**WEATHER-STRIPPING**

Engineered system combines PVC ivory jamb liner with dual bulb weather-stripping at head. Checkrail features thermoplastic rubber bulb and recessed cam action sash lock for secure closure. Rigid vinyl water stops at sill provide additional restraint against weather.

**HARDWARE**

Sash operate by means of a dual block and tackle balance system with nylon roller pulleys and high-tension coil springs. Balance system gauged to sash weight and uses pre-stretched dacron cords attached to clutch mechanisms to insure smooth, operation and compliance with operating force requirements. Jamb liners are Ivory (White is optional). Recessed cam action sash lock is available in White, Chestnut Bronze, Desert Sand or optional Bright Brass, Antique Brass, Polished Brass, Brushed Chrome or Imitation Oil Rubbed Bronze. 28" glass width and larger units have two sash locks. Optional Lexan sash lift available for no finger plow sash.

**EXTERIOR INSECT SCREENS**

Charcoal fiberglass screen cloth (18x16 mesh) set in painted roll formed aluminum frame with color to match cladding - choice of Brilliant White, Chestnut Bronze, Desert Sand, French Vanilla, Hartford Green, Mesa Red, Black, Arctic Silver or Dark Chocolate, installed in channel on frame extrusion and held in place with spring loaded plungers at the top and sides of screen. Aluminum mesh and Phantom screen also available. Insect screens are intended to allow air and light in and to keep insects out. They are not intended to keep anyone or anything from falling through an open window. For safety screens or other security devices contact your local building supply retailer.

**GRILLES**

**SDL** (Simulated Divided Lites) - wood muntins permanently applied to the exterior of the insulating glass unit (not available on textured glass) in 7/8" (22mm), 1-1/8" (28.5mm), or 1-3/8" (34.9mm) widths, and a putty profile in 5/8" (15.9mm), 7/8" (22mm) and 1-1/8" (28.5mm) widths only. SDL is standard with a light bronze internal shadow bar to give a true divided lite appearance. As an option, SDL may be ordered with a silver shadow bar. Clear wood interior muntin bars match the exterior muntin width and are permanently bonded to the interior of the glass. Also available is a 2-5/16" (59mm) SDL bar, which simulates a double-hung checkrail.

**Full Surround Wood Grilles** - Rectangular unfinished clear pine wood grilles in 7/8" (22mm), 1-1/8" (28.6mm) and 1-3/8" (35mm) are available in patterns selected by the owner.

**GBG** (Grilles between the Glass) - 5/8" (15.9mm) flat and 23/32" or 1" contour mounted between the glass panes suspended within the air cavity.

**EXTERIOR TRIM**

1-3/32" (27.8mm) x 2" (50.8mm) brickmould with 1-1/16" (27mm) x 1-3/4" (44.5mm) nosing is standard. Flat casing is available as 1-3/32" (27.8mm) x 2" (50.8mm), 1-3/32" (27.8mm) x 3-1/2" (89mm), 1-3/32" (27.8mm) x 4-1/2" (114.3mm), and 1-3/32" (27.8mm) x 5-1/2" (139.7mm). The following profiled casings are available: RB-3 and Adams as 1-1/16" x 3-1/2" (89mm), and Williamsburg 1-3/16" x 3-1/4". Historical wood sill nosing 1-3/4" (44.5mm) and 2-13/16" (71.4mm) is also available.

*Continued on next page*

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**PRODUCT SPECIFICATIONS**

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**EXTENSION JAMBS**

Extension jambs are factory applied to the interior on all four sides of the frame and are 4/4 standard thick pine to accommodate wall depths up to 9-5/16" with one piece, and up to 12" with two pieces. 9/16" (14.2mm) option also available.

**INSTALLATION**

Installation per JELD-WEN Installation Method for Wood Windows J11003 or J11012. See [www.jeld-wen.com/resources](http://www.jeld-wen.com/resources) for instructions.

**PERFORMANCE**

**NFRC Certified** - (Rated and labeled in accordance with NFRC)

WDMA Hallmark Certified -  
In accordance with **AAMA/NWWDA/101/1.S.2-97**

**QUICK SPEC GUIDE**

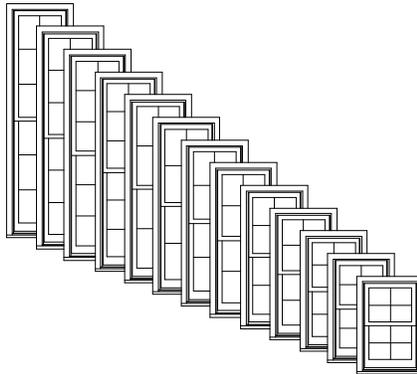
SPECIFICATION	STANDARD FEATURES	OPTIONAL FEATURES <i>Some options may require additional lead times. Consult your JELD-WEN Sales Representative.</i>
<b>FRAME</b>	<ul style="list-style-type: none"> <li>Fingerjoint Wood</li> </ul>	
<b>EXTERIOR FINISH</b>	<ul style="list-style-type: none"> <li>Primed</li> </ul>	<ul style="list-style-type: none"> <li>Natural</li> </ul>
<b>EXTERIOR TRIM</b>	<ul style="list-style-type: none"> <li>1-3/32" Brickmould</li> <li>Wood Sill Nose</li> <li>Drip Cap</li> </ul>	<ul style="list-style-type: none"> <li>Flat Casing: 1-3/32" x 2", 3-1/2", 4-1/2", and 5-1/2"</li> <li>Heritage Casing: 1-3/16" x 3-1/4"</li> <li>Adams Casing: 1-1/16" x 3-1/2"</li> <li>RB3 Casing: 1-1/16" x 3-1/12"</li> <li>1-7/32" x 4-1/2" Backband</li> <li>No Brickmould Option</li> <li>Historical Sill Nose</li> <li>Clad Metal Drip Cap (White only)</li> </ul>
<b>INTERIOR FINISH</b>	<ul style="list-style-type: none"> <li>Natural</li> </ul>	<ul style="list-style-type: none"> <li>Priming Available</li> </ul> <p>Pre-finished Interior Options are:</p> <ul style="list-style-type: none"> <li>Paint - Pure White, Extra White, Natural Choice, Moderate White</li> <li>Stain - Wheat, Fruitwood, Cherry, Cordovan, Cider</li> <li>Clear Lacquer</li> </ul>
<b>SIZE</b>	<ul style="list-style-type: none"> <li>Width: Venting Double-Hung: 21-3/8, 25-3/8, 29-3/8, 31-3/8, 33-3/8, 37-3/8, 41-3/8, 45-3/8</li> <li>Picture Double-Hung: 21-3/8, 25-3/8, 29-3/8, 31-3/8, 33-3/8, 37-3/8, 41-3/8, 45-3/8, 49-3/8, 53-3/8, 61-3/8, 69-3/8, 77-3/8</li> <li>Height: Venting Double-Hung: 32, 36, 40, 44, 48, 52, 56, 60, 64, 68, 72, 76, 80, 88, 92</li> <li>Picture Double-Hung: 15, 18, 24, 32, 36, 40, 44, 48, 52, 56, 60, 64, 68, 72, 76, 80, 88, 92</li> <li>For RO, add 3/4"</li> </ul>	<ul style="list-style-type: none"> <li>Width: Venting Double-Hung: Minimum: 16" Maximum: 45-3/8"</li> <li>Picture Double-Hung: Minimum: 16" Maximum: 77-3/8" Fixed Units over 49-3/8" wide can be up to 80" high Fixed Units up to 49-3/8" wide can be up to 92" high</li> <li>Height: Venting Double-Hung: Minimum: 28" Maximum: 92" * * glass can't exceed 42" high</li> <li>Picture Double-Hung: Minimum: 15" Maximum: 92" Fixed Units over 49-3/8" wide can be up to 80" high Fixed Units up to 49-3/8" wide can be up to 92" high</li> <li>For RO, add 3/4"</li> </ul>
<b>GLAZING</b>	<ul style="list-style-type: none"> <li>Low-E Insulating Glass</li> <li>Preserve® Protective Film</li> </ul>	<ul style="list-style-type: none"> <li>Clear</li> <li>Obscure</li> <li>Bronze</li> <li>Low-E 366</li> <li>High Altitude</li> <li>Neat Glass</li> <li>Dual Low-E</li> <li>Reflective</li> <li>Tempered</li> </ul>

Continued on next page

**QUICK SPEC GUIDE**

SPECIFICATION	STANDARD FEATURES	OPTIONAL FEATURES <i>Some options may require additional lead times. Consult your JELD-WEN Sales Representative.</i>
<b>GRILLES</b>		<ul style="list-style-type: none"> <li>• 5/8" Flat, 23/32" or 1" Contour GBG</li> <li>• 7/8", 1-1/8", 1-3/8" Full Surround Wood Grilles</li> </ul> SDL Bead Profile: <ul style="list-style-type: none"> <li>• 7/8", 1-1/8", 1-3/8", 2-5/16" with Light Bronze Shadow Bar</li> <li>• 7/8", 1-1/8", 1-3/8", 2-5/16" with Silver Shadow Bar</li> </ul> SDL Putty Profile: <ul style="list-style-type: none"> <li>• 5/8", 7/8", 1-1/8" with Light Bronze Shadow Bar</li> <li>• 5/8", 7/8", 1-1/8" with Silver Shadow Bar</li> </ul>
<b>HARDWARE</b>	<ul style="list-style-type: none"> <li>• Balance: Dual Block and Tackle</li> <li>• Cam Locks</li> <li>• Ivory Jamb Liners (standard)</li> </ul>	<ul style="list-style-type: none"> <li>• White</li> </ul>
<b>HARDWARE COLOR</b>	<ul style="list-style-type: none"> <li>• White</li> <li>• Desert Sand</li> <li>• Chestnut Bronze</li> </ul>	<ul style="list-style-type: none"> <li style="width: 50%;">• Antique Brass</li> <li style="width: 50%;">• Brushed Chrome</li> <li style="width: 50%;">• Polished Brass</li> <li style="width: 50%;">• Oil Rubbed Bronze</li> </ul>
<b>JAMB</b>	<ul style="list-style-type: none"> <li>• 4-9/16"</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum: 4-9/16"</li> <li>• Maximum: 9-5/16" (one piece)</li> <li>• Maximum: 12" (two piece)</li> </ul>
<b>SCREENS</b>	<ul style="list-style-type: none"> <li>• BetterVue™</li> </ul>	<ul style="list-style-type: none"> <li>• Aluminum Mesh available</li> <li>• Phantom Screen - Limitations apply, factory-applied</li> <li>• UltraVue™</li> </ul>
<b>SCREEN FRAME COLOR</b>	<ul style="list-style-type: none"> <li style="width: 50%;">• Brilliant White</li> <li style="width: 50%;">• Hartford Green</li> <li style="width: 50%;">• Chestnut Bronze</li> <li style="width: 50%;">• Black</li> <li style="width: 50%;">• Desert Sand</li> <li style="width: 50%;">• Arctic Silver</li> <li style="width: 50%;">• French Vanilla</li> <li style="width: 50%;">• Dark Chocolate</li> <li style="width: 50%;">• Mesa Red</li> </ul>	<ul style="list-style-type: none"> <li style="width: 50%;">• Bronze</li> <li style="width: 50%;">• Hunter Green</li> <li style="width: 50%;">• Heirloom White</li> <li style="width: 50%;">• Sage Brown</li> <li style="width: 50%;">• Bone White</li> <li style="width: 50%;">• Redwood</li> <li style="width: 50%;">• Dark Buckskin</li> <li style="width: 50%;">• Sea Foam</li> <li style="width: 50%;">• Smoke</li> <li style="width: 50%;">• Ivory</li> <li style="width: 50%;">• Mocha Cream</li> <li style="width: 50%;">• Cascade</li> </ul>

**GENERAL INFORMATION**  
**DOUBLE-HUNG**



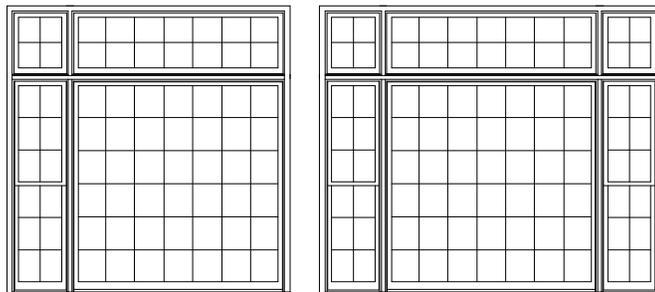
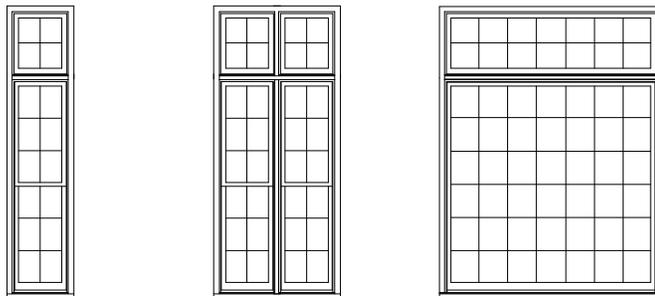
**DIMENSIONAL WINDOWS**

Wood double-hung windows may be specified as "dimensional" by adjusting the desired rough opening width or height in 1/4" increments from standard.

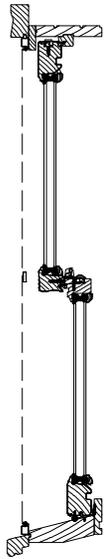
Wood double-hung windows feature fully operating upper and lower sash. Counterbalancing is achieved with block and tackle spring extension systems hidden in weatherable PVC jamb liners. Operating units are supplied with cam-type sash locks installed. Die-cast lower sash lifts supplied for field installation are an option. Recessed sash retainers provide simple sash installation and removal. There are several hardware finish options. Refer to the Specifications for available finish options.

**MULTIPLE ASSEMBLIES**

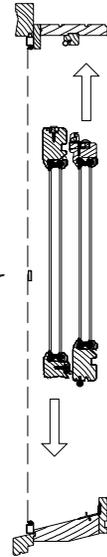
Wood double-hung windows may be mullied beside other wood double-hungs or wood picture windows, or below wood transom windows, to fulfill a wide variety of needs. Factory assembled mulls are limited in height (100"), width (114"), and a total area (75 square feet).



**HANDING & OPERATION**  
**DOUBLE-HUNG**



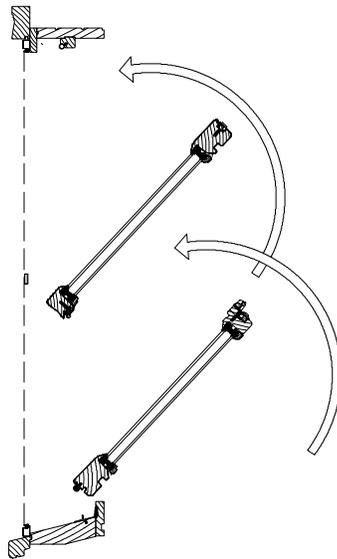
**DOUBLE-HUNG OPERATION:**  
When the sash are locked at the check rails the sash are closed and sealed in the sash opening of the frame.



When the sash are unlocked the lower sash travels vertically to any position desired. The upper sash can also be positioned as desired.

**SASH TILTING FOR WASHING**

The Custom Double-Hung window will allow the sash to be tilted or removed for easy cleaning.



**ELEVATION NOTES**  
**DOUBLE-HUNG**

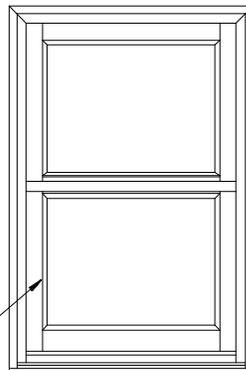
ELEVATION DRAWINGS UTILIZE A LIMITED NUMBER OF PROJECTED LINES TO PRODUCE A RUDIMENTARY DRAWING INTENDED TO BE USED IN A SMALL GRAPHICAL SCALE. ELEVATIONS ARE VIEWED PERPENDICULAR FROM THE EXTERIOR OF THE STRUCTURE. IF MORE DIMENSIONS ARE NEEDED, USE THE SECTION DRAWINGS FOR MORE COMPLETE DEPICTIONS.

M.O. Brickmould  
M.O. Adams/Flat Casing  
Rough Opening  
Frame Size  
Daylight Opening

24 1/2" (622)  
27 1/2" (699)  
22 1/8" (562)  
21 3/8" (543)  
14 13/16" (376)

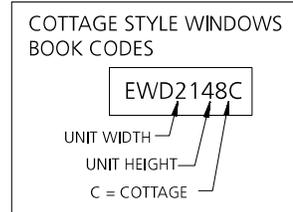
Masonry Openings for Brickmould, Flat & Adams Casing.  
Vertical measurements include sillnose.  
(Subtract 1/2" from Masonry Opening for Unit Size)

34 11/16" (881)  
36 3/16" (919)  
32 3/4" (832)  
32" (813)  
11 1/16" (281)[2]



OUTSIDE OF EXTERIOR TRIM

DAYLIGHT OPENING



EWD2132

'EWD' INDICATES SITELINE EX WOOD DOUBLE-HUNG

BOOK CODE

THE FIRST TWO NUMBERS INDICATE THE UNIT WIDTH

THE LAST TWO NUMBERS INDICATE THE UNIT HEIGHT

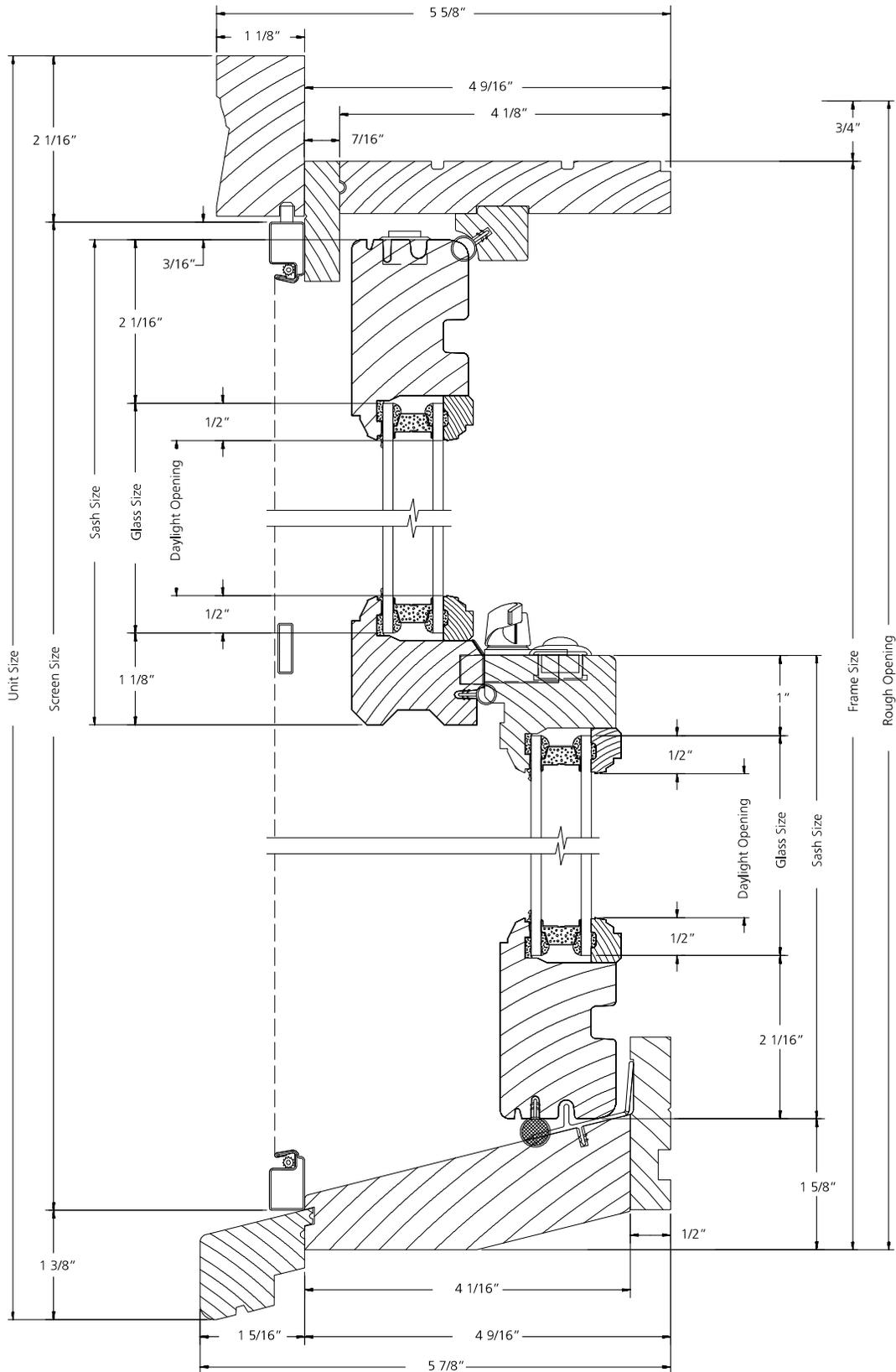
**GENERAL WOOD DOUBLE-HUNG NOTES**

1. ALL UNITS SHOWN ARE AVAILABLE AS OPERATORS ONLY.
2. UNIT ELEVATIONS ARE SHOWN WITH BRICKMOULD & SILL NOSE.
3. ALL OPERATING SASH ARE INSTALLED WITH VINYL JAMB LINERS AND OPERATED WITH AN INTERNAL BLOCK AND TACKLE SPRING SYSTEM.
4. DIMENSIONAL VALUES IN PARENTHESES ARE MILLIMETER CONVERSIONS.
5. VALUES IN BRACKETS ARE NUMBER OF DAYLIGHT OPENINGS.

**ELEVATION SYMBOL LEGEND:**

**MO** MASONRY OPENING

**1-WIDE UNIT**  
**DP35**



**VERTICAL SECTION**

SCALE: 6" = 1'

# HardiePanel®

## HardiePanel® Vertical Siding Product Description

HardiePanel® vertical siding is factory-primed fiber-cement vertical siding available in a variety of sizes and textures. Examples of these are shown below. Textures include smooth, stucco, Cedarmill® and Sierra 8. HardiePanel vertical siding is  $\frac{5}{16}$ -in. thick and is available in 4x8, 4x9 and 4x10 sizes. Please see your local James Hardie dealer for texture and size availability.

HardiePanel vertical siding is available as a prefinished James Hardie® product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven baked finish available on a variety of James Hardie siding and trim products. See your local dealer for availability of products, color and accessories.



**Stucco**



**Cedarmill®**



**Sierra 8**



**Smooth**



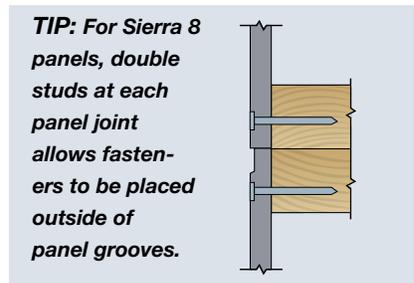
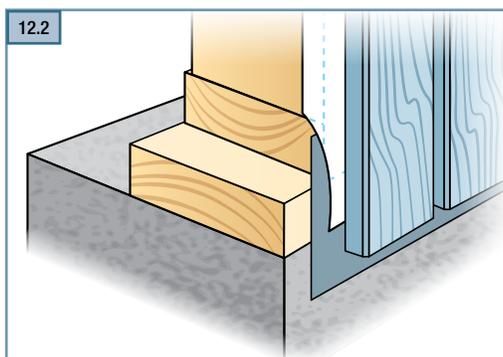
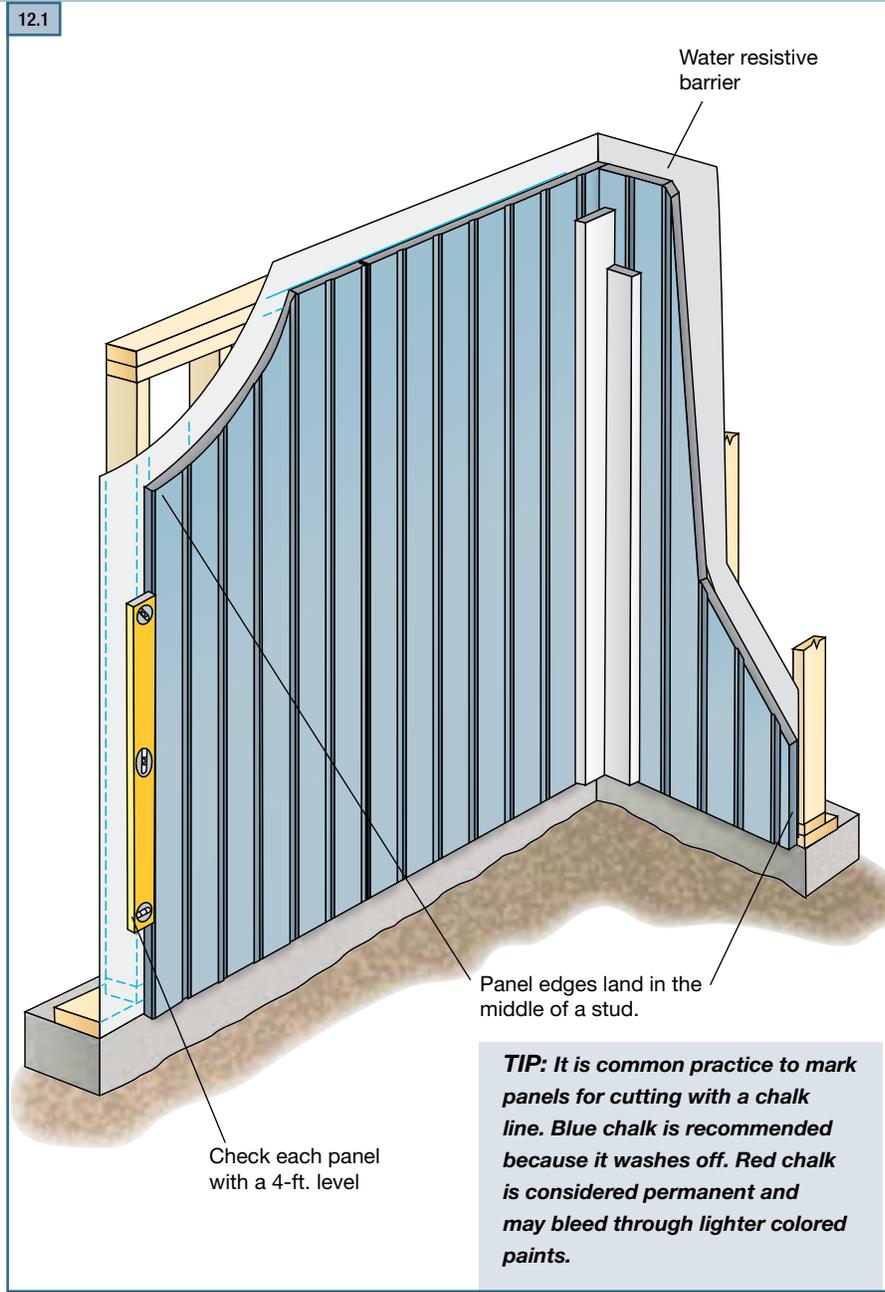
# Installation of HardiePanel® Vertical Siding

**Note:** James Hardie has a capillary break requirement when installing HardiePanel on a Multi-Family/Commercial project. Please visit [www.jameshardiecommercial.com](http://www.jameshardiecommercial.com) for further information.

## GETTING STARTED

First locate the lowest point of the sheathing or sill plate, and begin installation on that wall.

- 1) Measure up from the sill plate the height of the panels at either end of the wall and snap a straight, level chalk line between the marks as a reference line. That line is for guidance in positioning the top edge of the panels. Check the reference line with a 4-ft. level.
- 2) Starting on one end and working across the wall, measure and trim the first panel making sure that the edge falls in the middle of a stud.
- 3) Using the chalk line as a guide along the panel's top edge, carefully position the panel and secure it with suitable fasteners and fastener spacing for the particular application as noted in the ESR-1844 Report.
- 4) As installation continues, check the vertical edge of each panel with a 4-ft. level.



# Installation of HardiePanel® Vertical Siding (continued)

## VERTICAL JOINT TREATMENT

Treat vertical joints in HardiePanel® vertical siding by using one of the following four methods:

- 1) Install the panels in moderate contact with joint flashing.
- 2) Leave an appropriate gap between panels ( $\frac{1}{8}$  in. is the most common), and caulk using a high-quality paintable caulk, that meets ASTM C-834 or C-920 requirements. (Not recommended for ColorPlus)

Panels may be installed first with caulk applied in the joints after installation; or as an option, after the first panel is installed, apply a bead of caulk along the panel edge. When the next panel is installed against the first, the edge embeds in the applied caulk creating a thorough seal between the edges of the panels.



### WARNING

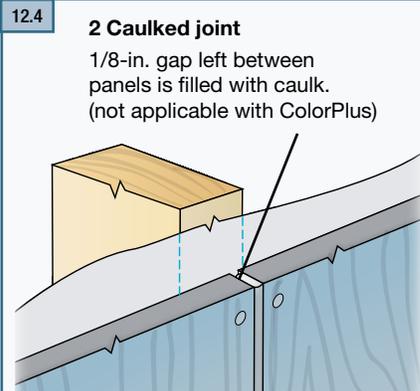
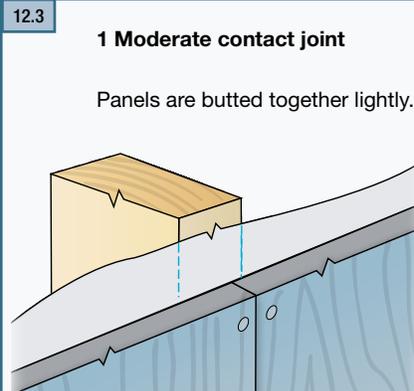
The caulk joint method is not recommended for the ColorPlus® products

DO NOT caulk nail head when installing ColorPlus products

- 3) Vertical joints may be covered with wood or fiber-cement batten strips. If James Hardie® siding or trim products are ripped and used as batten strips, paint or prime the cut edges. Batten strips should span the vertical joint by at least  $\frac{3}{4}$  in. on each side.

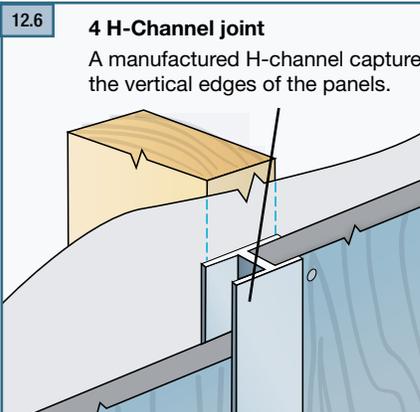
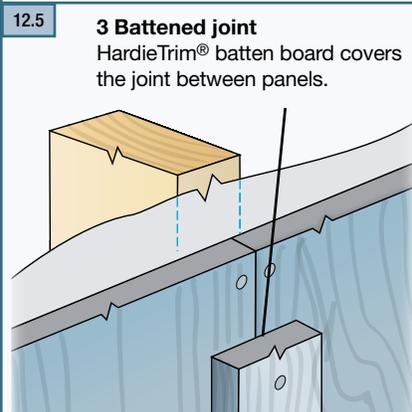
- 4) Metal or PVC "H" moldings can be used to join two sections of HardiePanel siding.

**TIP:** Stainless steel fasteners are recommended when installing James Hardie products.



**Note:** The following outlines the recommended applications for ColorPlus and Primed panels. Not all designs will be suitable for every application:

- Exposed fasteners or battens is the recommended application for ColorPlus products
- Do not use touch-up over fastener heads for smooth ColorPlus products - primed panel recommended
- For ColorPlus panel applications that require fasteners in the field, it is acceptable to use touch-up over fasteners for Cedarmill and Stucco panel only, but correct touch-up application is important. Some colors may show touch-up when applied over fasteners. Trim is recommended to cover joints when appropriate.



## HARDIEPANEL SIDING FASTENER SPECIFICATIONS

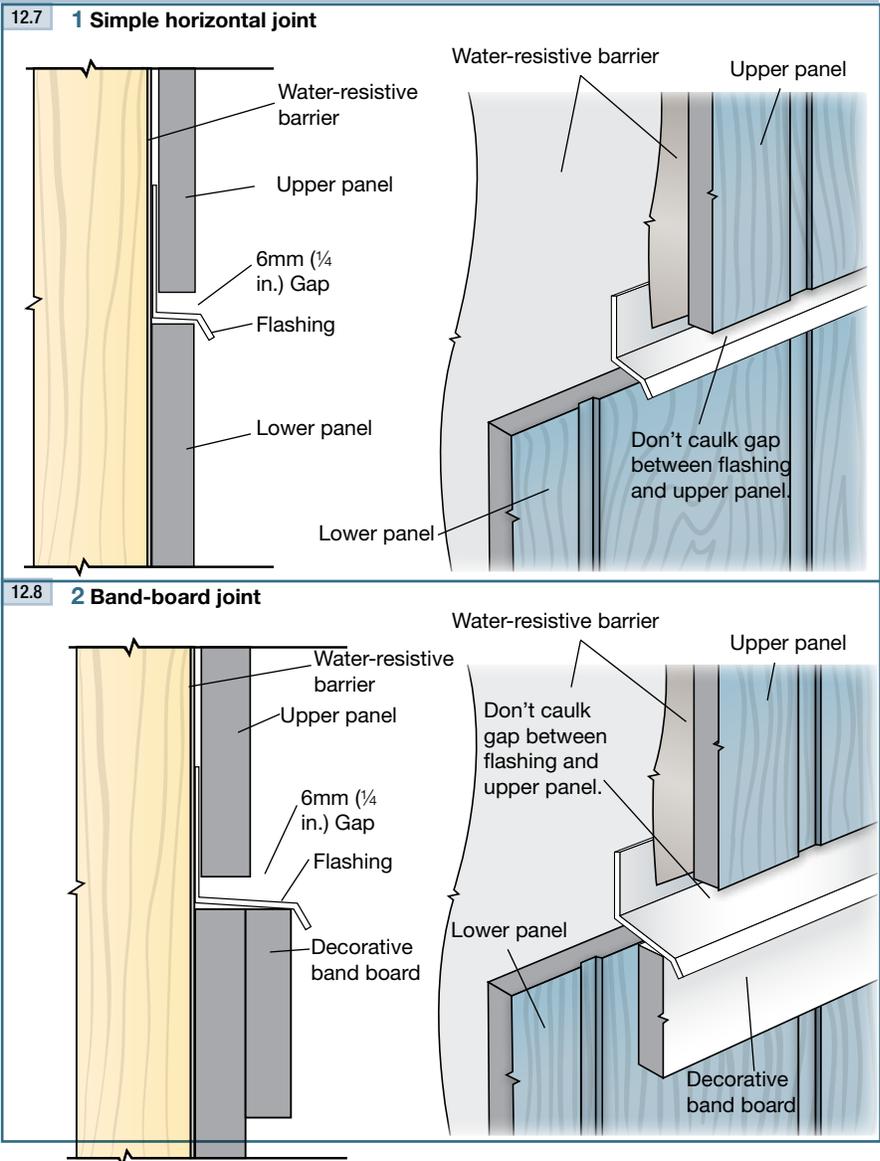
The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load

Fastening Substrate	Approved Fastener	Fastening Types
wood studs	16 in. o.c.	<p>① 4d common .113 in. x .267 in. x 1.5 in.</p> <p>② 6d common .113 in. x .267 in. x 2 in.</p>
	24" o.c.	<p>⑤ ring shank siding nail .091 in. x .225 in. x 1.5 in.</p> <p>⑨ roofing nail No. 11ga 1.25 in. long</p>
steel studs	16 in. o.c. or 24 in. o.c.	<p>⑦ screw Ribbed Bugle-Head No. 8 (.323 in. x 1 in.)</p> <p>⑬ ET&amp;F [AKN100-0150NA] .100 in. x .25 in. x 1.5 in.</p>

## HORIZONTAL JOINT TREATMENT

In some applications such as multi-story structures or at gable ends, it may be necessary to stack HardiePanel® siding. The horizontal joints created between panels must be flashed properly to minimize water penetration. Treat horizontal panel joints by using one of the following methods:

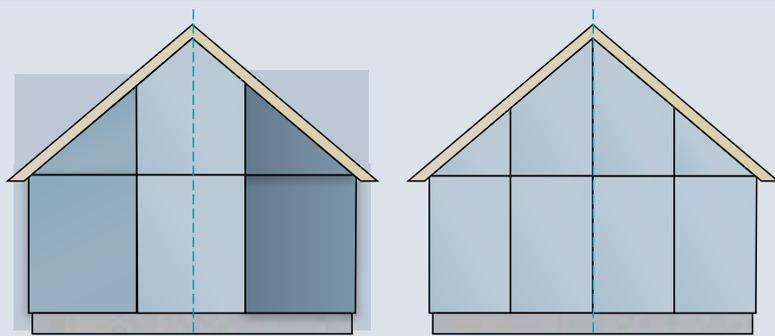
- 1) After installing the lower course of panel siding, install vinyl or coated aluminum “Z” flashing at the top edge of the panel. Make sure that the flashing is sloped away from the wall and does not rest flat on the top edge of the panel. Install the second level or gable panels leaving a 1/4-in. minimum gap between the bottom of the panel and the Z flashing. This gap should never be caulked.
- 2) As an alternative, if a horizontal band board is used at the horizontal joint, flashing must extend over the panel edge and trim attachment. Flashing for both treatments must slip behind the water-resistive barrier.



**WARNING**  
 Do not bridge floors with panel siding. A horizontal joint should always be created between floors.

**TIP:** For best looking installation of HardiePanel Select Sierra 8 siding, carefully align vertical panel grooves at 1st to 2nd story or gable junctures.

**TIP:** For the most symmetrical looking wall, plan the installation so that a full panel is centered on the wall or gable with equal-size panels cut for each end. As an alternative, plan the installation so that a full panel is located on either side of the wall center, again leaving equal-size panels on each end. These strategies might entail a centered framing layout. Choose the strategy that looks the best and uses material most efficiently.



# Installation of HardiePanel® Vertical Siding (continued)

## WINDOWS, DOORS, AND OTHER WALL PENETRATIONS

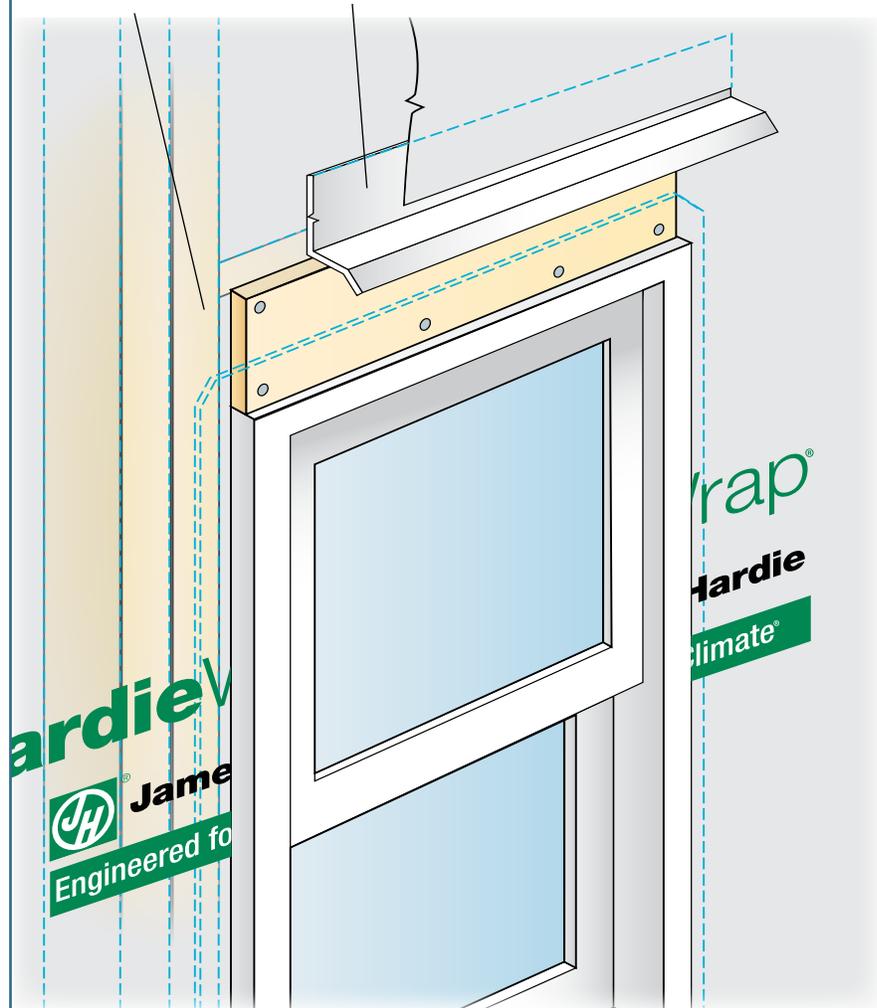
In panel installations, trim is typically overlaid on top of the panel. Special attention needs to be paid to trim flashing at the tops of openings. Below is one method for properly flashing trim in a panel application:

- 1) After installing the window, cut and install a 1/4-in. thick shim above the window. The shim should be the same width as the trim, and it should be as long as width of the window.
- 2) Over the shim install flashing wide enough to cover thickness of the trim and long enough to cover the trim head piece.
- 3) Install the panel to the window and around the shim taking care not to damage the flashing and leaving a 1/4-in. gap between the panel and the horizontal part of the flashing.
- 4) Install the trim around the window, slipping the head piece under the installed flashing.

12.9

1 Install 1/4-in. thick shim over the window.

2 Install flashing over the shim and under the water-resistive barrier.



12.10

3 Cut and fit panel around the shim and flashing. Leave 1/4-in. gap between the flashing and the upper panel.



12.11

4 Install window trim under the flashing.



## SMOOTH ▪ CEDARMILL® ▪ SELECT SIERRA 8 ▪ STUCCO

**IMPORTANT: FAILURE TO INSTALL AND FINISH THIS PRODUCT IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND JAMES HARDIE WRITTEN APPLICATION INSTRUCTIONS MAY LEAD TO PERSONAL INJURY, AFFECT SYSTEM PERFORMANCE, VIOLATE LOCAL BUILDING CODES, AND VOID THE PRODUCT ONLY WARRANTY. BEFORE INSTALLATION, CONFIRM THAT YOU ARE USING THE CORRECT HARDIEZONE INSTRUCTIONS. TO DETERMINE WHICH HARDIEZONE APPLIES TO YOUR LOCATION, VISIT [WWW.HARDIEZONE.COM](http://WWW.HARDIEZONE.COM) OR CALL 1-866-942-7343 (866 9HARDIE)**

### STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



### CUTTING INSTRUCTIONS

#### OUTDOORS

- Position cutting station so that wind will blow dust away from user and others in working area.
- Use one of the following methods:
  - Best:
    - Score and snap
    - Shears (manual, electric or pneumatic)
  - Better:
    - Dust reducing circular saw equipped with a HardieBlade® saw blade and HEPA vacuum extraction
  - Good:
    - Dust reducing circular saw with a HardieBlade saw blade (only use for low to moderate cutting)

#### INDOORS

- Cut only using score and snap, or shears (manual, electric or pneumatic).
- Position cutting station in well-ventilated area

- NEVER use a power saw indoors
- NEVER use a circular saw blade that does not carry the HardieBlade saw blade trademark
- NEVER dry sweep – Use wet suppression or HEPA Vacuum

Important Note: For maximum protection (lowest respirable dust production), James Hardie recommends always using "Best"-level cutting methods where feasible.

NIOSH-approved respirators can be used in conjunction with above cutting practices to further reduce dust exposures. Additional exposure information is available at [www.jameshardie.com](http://www.jameshardie.com) to help you determine the most appropriate cutting method for your job requirements. If concern still exists about exposure levels or you do not comply with the above practices, you should always consult a qualified industrial hygienist or contact James Hardie for further information.

SD083105

### GENERAL REQUIREMENTS:

- These instructions to be used for single family installations only. \*\*For Commercial / Multi-Family installation requirements go to [www.JamesHardieCommercial.com](http://www.JamesHardieCommercial.com)
- HardiePanel® vertical siding can be installed over braced wood or steel studs spaced a maximum of 24" o.c. See general fastening requirements. Irregularities in framing and sheathing can mirror through the finished application.
- Information on installing James Hardie products over foam can be located in **JH Tech Bulletin 19** at [www.jamehardie.com](http://www.jamehardie.com)
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap™ Weather Barrier, a non-woven non-perforated housewrap<sup>1</sup>, which complies with building code requirements.
- When installing James Hardie products all clearance details in figs. 3,5,6,7,8,9,10 & 11 must be followed.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6" in the first 10'.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePanel vertical siding may be installed on vertical wall applications only.
- DO NOT use HardiePanel vertical siding in Fascia or Trim applications.
- Some application are not suitable for ColorPlus. Refer to ColorPlus section page 3.
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin #8 "Expansion Characteristics" at [www.JamesHardie.com](http://www.JamesHardie.com).

### INSTALLATION:

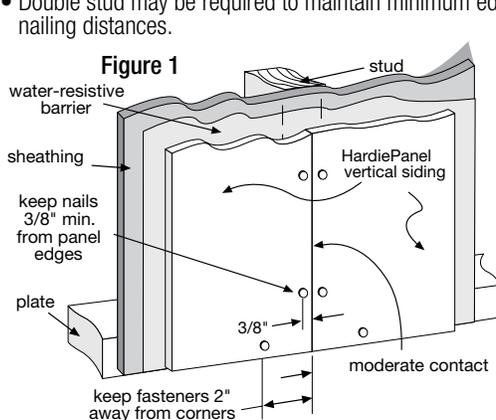
#### Fastener Requirements

Position fasteners 3/8" from panel edges and no closer than 2" away from corners. Do not nail into corners. HardiePanel Vertical Siding Installation

- Framing must be provided at horizontal and vertical edges for nailing.
- HardiePanel vertical siding must be joined on stud.
- Double stud may be required to maintain minimum edge nailing distances.

#### Joint Treatment

- Vertical Joints - Install panels in moderate contact (fig. 1), alternatively joints may also be covered with battens, PVC or metal jointers or caulked (Not applicable to ColorPlus® Finish) (fig. 2).
- Horizontal Joints - Provide Z-flashing at all horizontal joints (fig. 3).

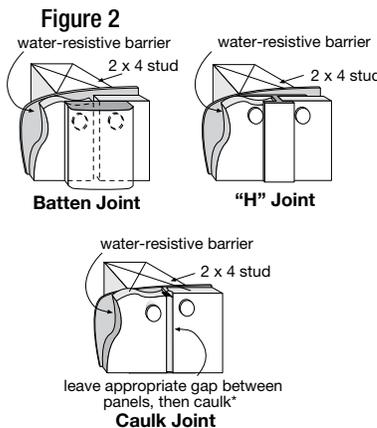
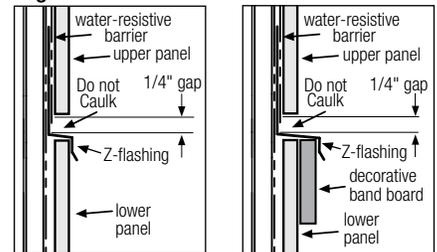
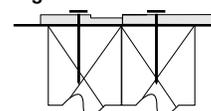


(Not applicable to ColorPlus® Finish)

\*Apply caulk in accordance with caulk manufacturer's written application instructions.

\*\*James Hardie recommends installing a rainscreen (an air gap) between the HardiePanel siding and the water-resistive barrier as a best practice. James Hardie recommends that you consult your design professional if you have questions regarding the use of rainscreen on your single family project.

<sup>1</sup>For additional information on HardieWrap™ Weather Barrier, consult James Hardie at 1-866-4Hardie or [www.hardiewrap.com](http://www.hardiewrap.com)


**Figure 3**

**Figure 4**


Recommendation: When installing Sierra 8, provide a double stud at panel joints to avoid nailing through grooves.

#### WARNING: AVOID BREATHING SILICA DUST

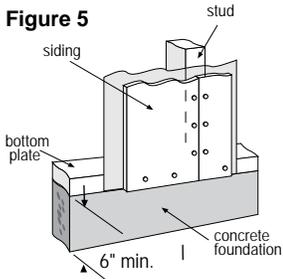
James Hardie® products contain respirable crystalline silica, which is known to the State of California to cause cancer and is considered by IARC and NIOSH to be a cause of cancer from some occupational sources. Breathing excessive amounts of respirable silica dust can also cause a disabling and potentially fatal lung disease called silicosis, and has been linked with other diseases. Some studies suggest smoking may increase these risks. During installation or handling: (1) work in outdoor areas with ample ventilation; (2) use fiber cement shears for cutting or, where not feasible, use a HardieBlade® saw blade and dust-reducing circular saw attached to a HEPA vacuum; (3) warn others in the immediate area; (4) wear a properly-fitted, NIOSH-approved dust mask or respirator (e.g. N-95) in accordance with applicable government regulations and manufacturer instructions to further limit respirable silica exposures. During clean-up, use HEPA vacuums or wet cleanup methods - never dry sweep. For further information, refer to our installation instructions and Material Safety Data Sheet available at [www.jameshardie.com](http://www.jameshardie.com) or by calling 1-800-9HARDIE (1-800-942-7343). FAILURE TO ADHERE TO OUR WARNINGS, MSDS, AND INSTALLATION INSTRUCTIONS MAY LEAD TO SERIOUS PERSONAL INJURY OR DEATH.

SD050905

## CLEARANCES

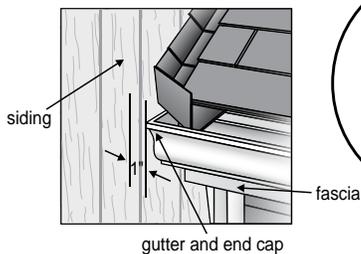
Install siding and trim products in compliance with local building code requirements for clearance between the bottom edge of the siding and the adjacent finished grade.

**Figure 5**



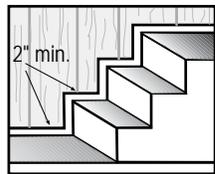
Maintain a minimum 1" gap between gutter end caps and siding & trim.

**Figure 9**



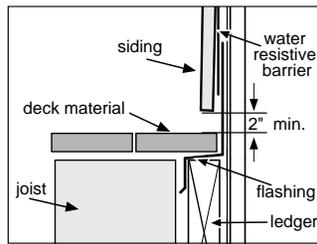
Maintain a minimum 2" clearance between James Hardie® products and paths, steps and driveways.

**Figure 6**



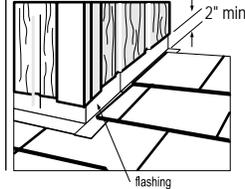
Maintain a minimum 2" clearance between James Hardie products and decking material.

**Figure 7**



At the juncture of the roof and vertical surfaces, flashing and counterflashing shall be installed per the roofing manufacturer's instructions. Provide a minimum 2" clearance between the roofing and the bottom edge of the siding and trim.

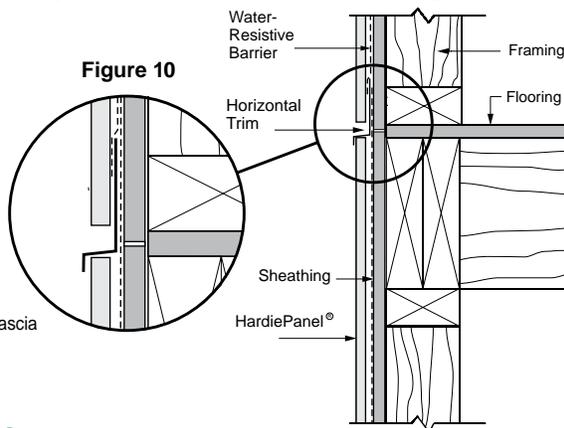
**Figure 8**



Maintain a 1/4" clearance between the bottom of James Hardie products and horizontal flashing. Do not caulk gap. Refer to fig. 3 on page 1.

Do not bridge floors with HardiePanel® siding. Horizontal joints should always be created between floors (fig. 10).

**Figure 10**

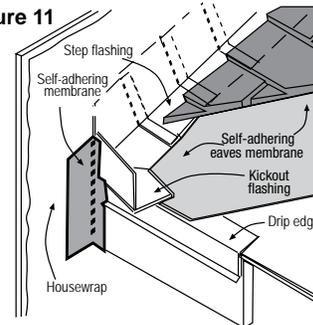


## KICKOUT FLASHING

Because of the volume of water that can pour down a sloped roof, one of the most critical flashing details occurs where a roof intersects a sidewall. The roof must be flashed with step flashing. Where the roof terminates, install a kickout to deflect water away from the siding. It is best to install a self-adhering membrane on the wall before the subfascia and trim boards are nailed in place, and then come back to install the kickout.

**Figure 11, Kickout Flashing** To prevent water from dumping behind the siding and the end of the roof intersection, install a "kickout" as required by IRC code R905.2.8.3 : "...flashing shall be a min. of 4" high and 4" wide." James Hardie recommends the kickout be angled between 100° - 110° to maximize water deflection

**Figure 11**



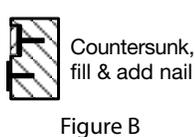
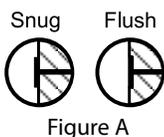
## BLOCKED PENETRATIONS

Penetrations such as hose bibs and holes 1 1/2" or larger such as dryer vents shall have a block of trim around point of penetration.

## GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie products near the ocean, large bodies of water, or in very humid climates.

- Consult applicable product evaluation or listing for correct fastener type and placement to achieve specific design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space). (fig. A)
- Do not over-drive nail heads or drive nails at an angle.
- If nail is countersunk, fill nail hole and add a nail. (fig. B)
- For wood framing, under driven nails should be hit flush to the plank with a hammer (for steel framing, remove and replace nail).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB oplywood should only be used when traditional framing is not available.
- **Do not use aluminum fasteners, staples, or clipped head nails.**



## PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).

## CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions. **Note: OSI Quad as well as some other caulking manufacturers do not allow tooling.**

DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

## CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

## PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products. James Hardie products must be painted within 180 days for primed product and 90 days for unprimed. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

## COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePanel® siding with ColorPlus Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coat, available from your ColorPlus product dealer.

**Note:** James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up, will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

The following outlines the recommended applications for ColorPlus and Primed panels. Not all designs will be suitable for every application:

- Exposed fasteners or battens is the recommended application for ColorPlus panel products
- Do not use touch-up over fastener heads for smooth ColorPlus products - primed panel recommended
- For ColorPlus panel applications that require fasteners in the field, it is acceptable to use touch-up over fasteners for Cedarmill and Stucco panel only, but correct touch-up application is important. Some colors may show touch-up when applied over fasteners. Trim is recommended to cover joints when appropriate.

## PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-1844, HardiePanel® vertical siding is recognized as a suitable alternate to that specified in: the 2006, 2009, & 2012 International Residential Code for One- and Two-Family Dwellings and the 2006, 2009, & 2012 International Building Code. HardiePanel vertical siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida listing FL#889, Dade County, Florida NOA No. 02-0729.02, U.S. Dept. of HUD Materials Release 1263c, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

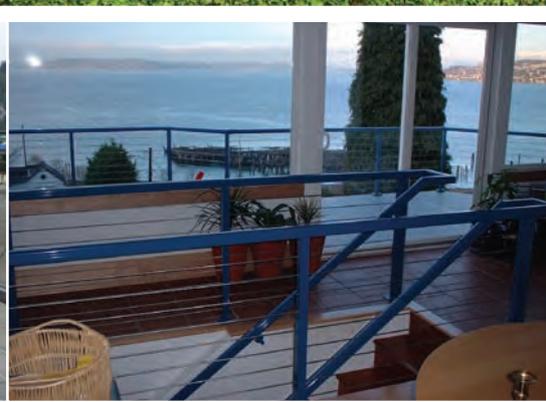
© 2013 James Hardie Building Products. All rights reserved. TM, SM, and ® denote trademarks or registered trademarks of James Hardie Technology Limited.  is a registered trademark of James Hardie Technology Limited.

Additional Installation Information, Warranties, and Warnings are available at [www.jameshardie.com](http://www.jameshardie.com)



# CABLE RAIL

**RailPro**<sup>TM</sup> **RP**  
RAILING SOLUTIONS



# RAILPRO'S UNIQUE CABLE RAIL SYSTEM

The minimalistic system designed by RailPro preserves your view and is virtually maintenance free.

## Design Features - sleek, minimal obstruction of your view

- The framework is composed of only three components:
  - The top rail which has a thin 2" tall cross section
  - The line post which has a 1 5/8" cross section
  - The termination post which is usually hidden at the ends with a 3" cross section
- For a 25 foot run, nearly 90% of the view area is unobstructed, far exceeding other railing systems.
- The top rail of the system is assembled without oversleeves. All connections are made with hidden internal sleeves and the use of butt joints, providing the cleanest possible appearance of the top rail at the directional and elevation changes.
- The most unique feature of our system is that no cable hardware is visible. The termination and take up hardware are hidden inside the termination posts. Once installed, you only see the framework and cables, which disappear into the view with nothing to distract the eye.

## Materials of Construction – virtually maintenance free

- The framework is made from high quality aluminum.
- The finish is a permanent durable powder coat that is available in a myriad of colors and textures.
- All the fasteners and cable components are stainless steel.
- Our system cannot rust, and the finish will never need repainting. It's a perfect complement to low maintenance composite decking.

## You can be confident when selecting RailPro to install your product

- RailPro has serviced thousands of customers since being founded in 2000.
- We are members of the Master Builders Association.
- We are licensed in WA, OR, and CA.
- We are fully bonded and carry \$1,000,000 in liability insurance.
- We service individual homeowners, custom home builders, and general contractors.
- RailPro also provides many other types of aluminum products.
  - Picket railing: standard to fully custom
  - Glass railing: framed and topless
  - Fencing
  - Driveway gates
  - Custom fabricated projects: trellises, plant grids, balconies, and more

For quotes, questions, or more information, please contact us at [cablerail@railpro.us](mailto:cablerail@railpro.us).

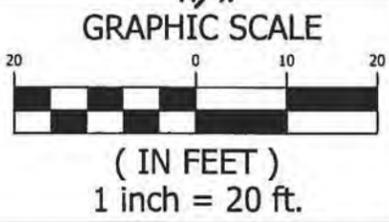
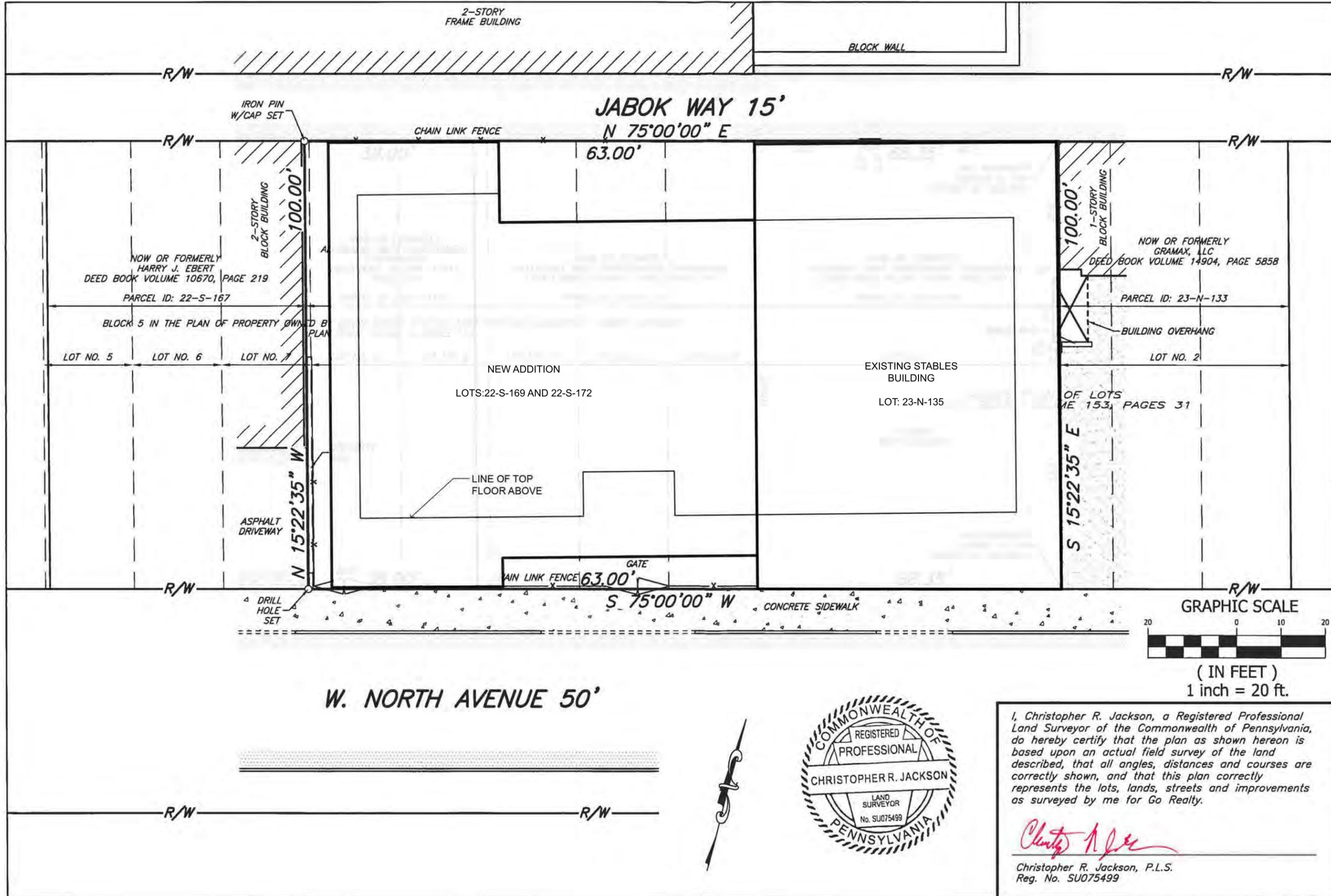
Washington  
425.251.5958  
18856 72nd Ave South  
Kent, WA 98032

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RAILING SOLUTIONS  
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Oregon & S. WA  
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2700 NE Andresen Rd, #G2B  
Vancouver, WA 98661

APPENDIX C – SURVEY AND SITE PLAN

# SITE PLAN - STABLES DEVELOPMENT



I, Christopher R. Jackson, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon an actual field survey of the land described, that all angles, distances and courses are correctly shown, and that this plan correctly represents the lots, lands, streets and improvements as surveyed by me for Go Realty.

*Christopher R. Jackson*

Christopher R. Jackson, P.L.S.  
Reg. No. SU075499

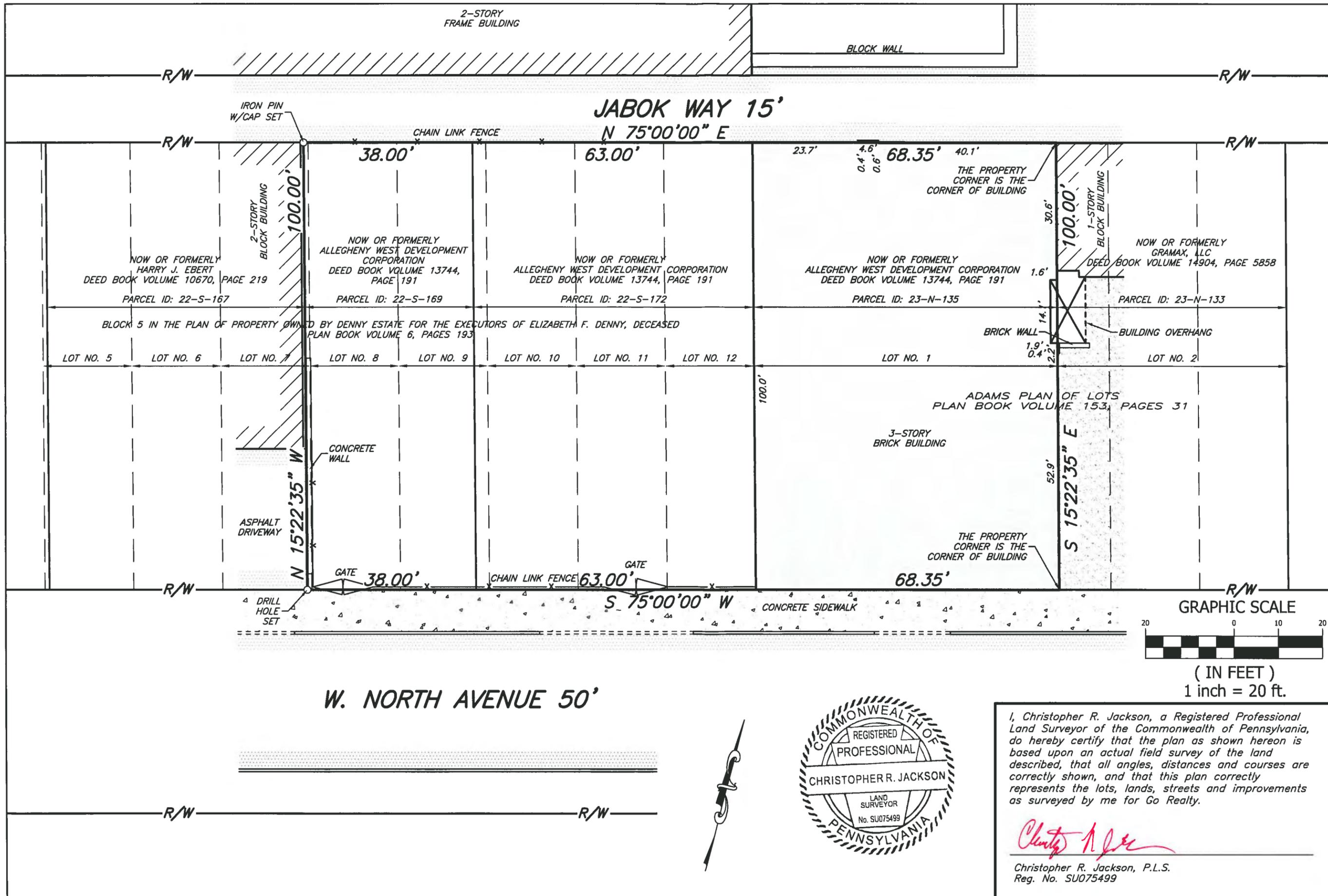
**MDM**  
MCDILVRIED, DIDIANO, & MOX, LLC  
Site Planners - Engineers - Surveyors  
8851 Kind Drive  
Pittsburgh, PA 15237  
Ph: (724) 261-1111  
mdmsurvey@mdmllc.com  
www.mdmllc.com

Revisions		No.	Description	Date
1				
2				
3				

Prepared for Go Realty  
836-846 W. North Avenue  
22nd Ward, City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania  
Plan of Survey

Scale: 1"=20'  
Date: 1/14/16  
Drawn: IMS  
Checked: CRJ  
Job No. 6632

# SURVEY - STABLES DEVELOPMENT



**MDM**  
 MCILVRIED, DIDIANO, & MOX, LLC  
 Site Planners, Engineers, Surveyors  
 8851 Kind Drive  
 Pittsburgh, PA 15237  
 Ph: (724) 462-2811  
 mdmsurvey@mdmllc.com  
 www.mdmllc.com

Revisions		Date
No.	Description	
1		
2		
3		

Prepared for Go Realty  
 836-846 W. North Avenue  
 22nd Ward, City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania

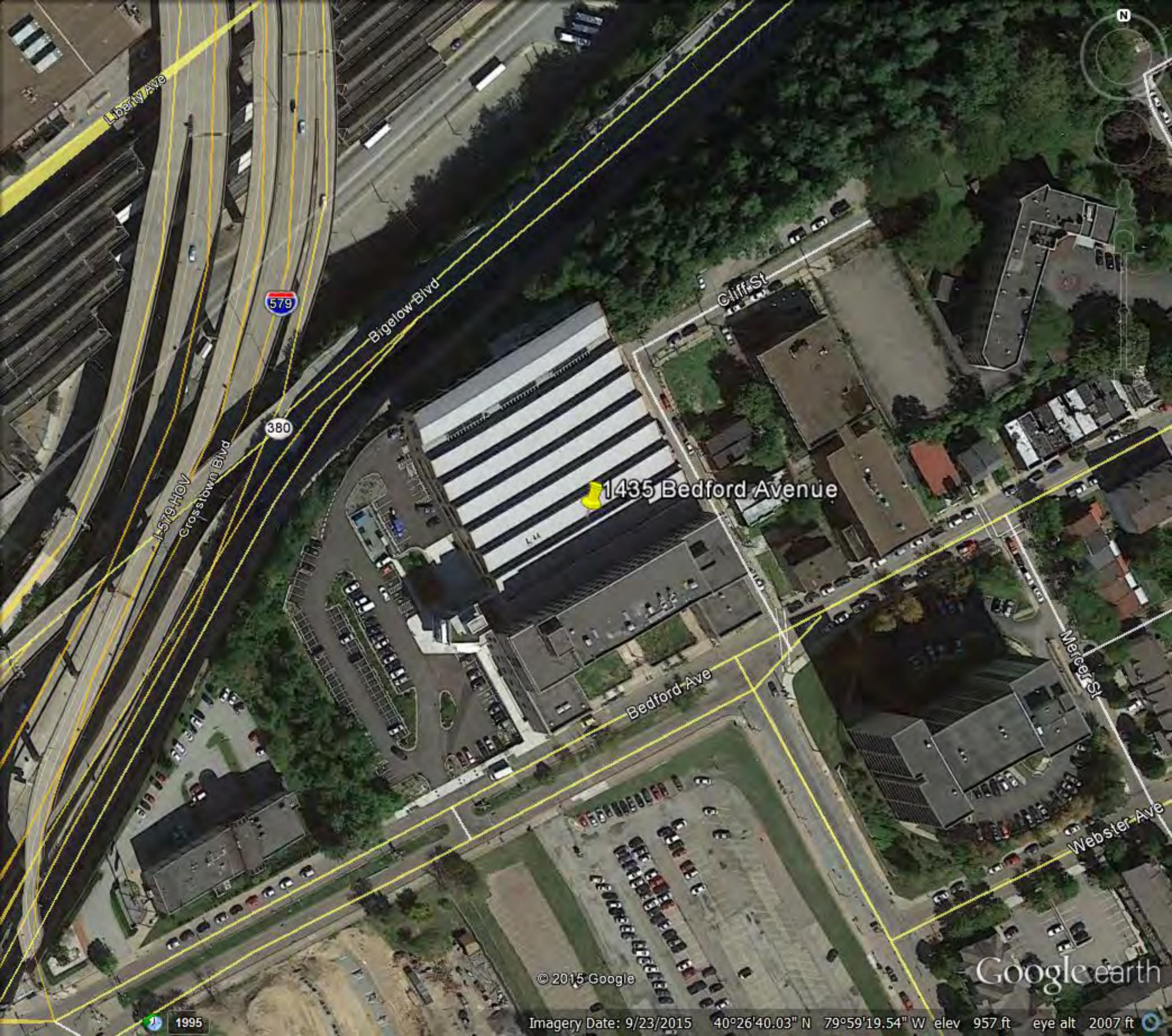
Plan of Survey

Scale: 1"=20'  
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 Drawn: IMS  
 Checked: CRJ  
 Job No. 6632



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*Christopher R. Jackson*  
 Christopher R. Jackson, P.L.S.  
 Reg. No. SU075499



Library Ave

579

380

I-579 HOV  
Crosstown Blvd

Bigelow Blvd

Cliff St

1435 Bedford Avenue

Bedford Ave

Mercer St

Webster Ave

© 2015 Google

Google earth

1995

Imagery Date: 9/23/2015 40°26'40.03" N 79°59'19.54" W elev 957 ft eye alt 2007 ft



**Division of Development Administration and Review**

City of Pittsburgh, Department of City Planning

200 Ross Street, Third Floor

Pittsburgh, Pennsylvania 15219

**HISTORIC REVIEW COMMISSION OF PITTSBURGH**  
**Application for a Certificate of Appropriateness**

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to:  
*Treasurer, City of Pittsburgh.*

**ADDRESS OF PROPERTY:**

1435 Bedford Ave

Pittsburgh, PA 15219

**OWNER:**

NAME: Pittsburgh Gateways

ADDRESS: 1435 Bedford Ave

Pittsburgh, PA 15219

PHONE: 412-802-0988

EMAIL: bmillar@pghgateways.org

STAFF USE ONLY:

DATE RECEIVED: \_\_\_\_\_

LOT AND BLOCK NUMBER: \_\_\_\_\_

WARD: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

**DISTRICT:**

\_\_\_\_\_

**APPLICANT:**

NAME: Renaissance 3 Architects

ADDRESS: 48 S. 14th St

Pittsburgh, PA 15203

PHONE: 412-431-2480

EMAIL: pr@r3a.com

**REQUIRED ATTACHMENTS:**

- Drawings     Photographs     Renderings     Site Plan     Other

**DETAILED DESCRIPTION OF PROPOSED PROJECT:**

Exterior and roof mounted exhaust stacks required for dilution and expulsion of gases from specialized research labs.

**SIGNATURES:**

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

APPLICANT: *Pam Smith* \_\_\_\_\_ DATE: 1/14/2016



**Renaissance 3 Architects, P.C.**

48 South 14<sup>th</sup> Street  
Pittsburgh, PA 15203  
T: 412-431-2480  
F: 412-431-2670

**Meeting Report**

**Energy Innovation Center**

City of Pittsburgh - Department of Public Works  
15029.

**HRC Application - Scope of Work**

February 3, 2016

**Brief:**

The Energy Innovation Center is located at 1435 Bedford Avenue in the Hill District. The building was originally built to house the Connelley Trade School in 1930. The building has recently undergone a full core and shell renovation to become a center for sustainable energy research and is targeting LEED Platinum certification.

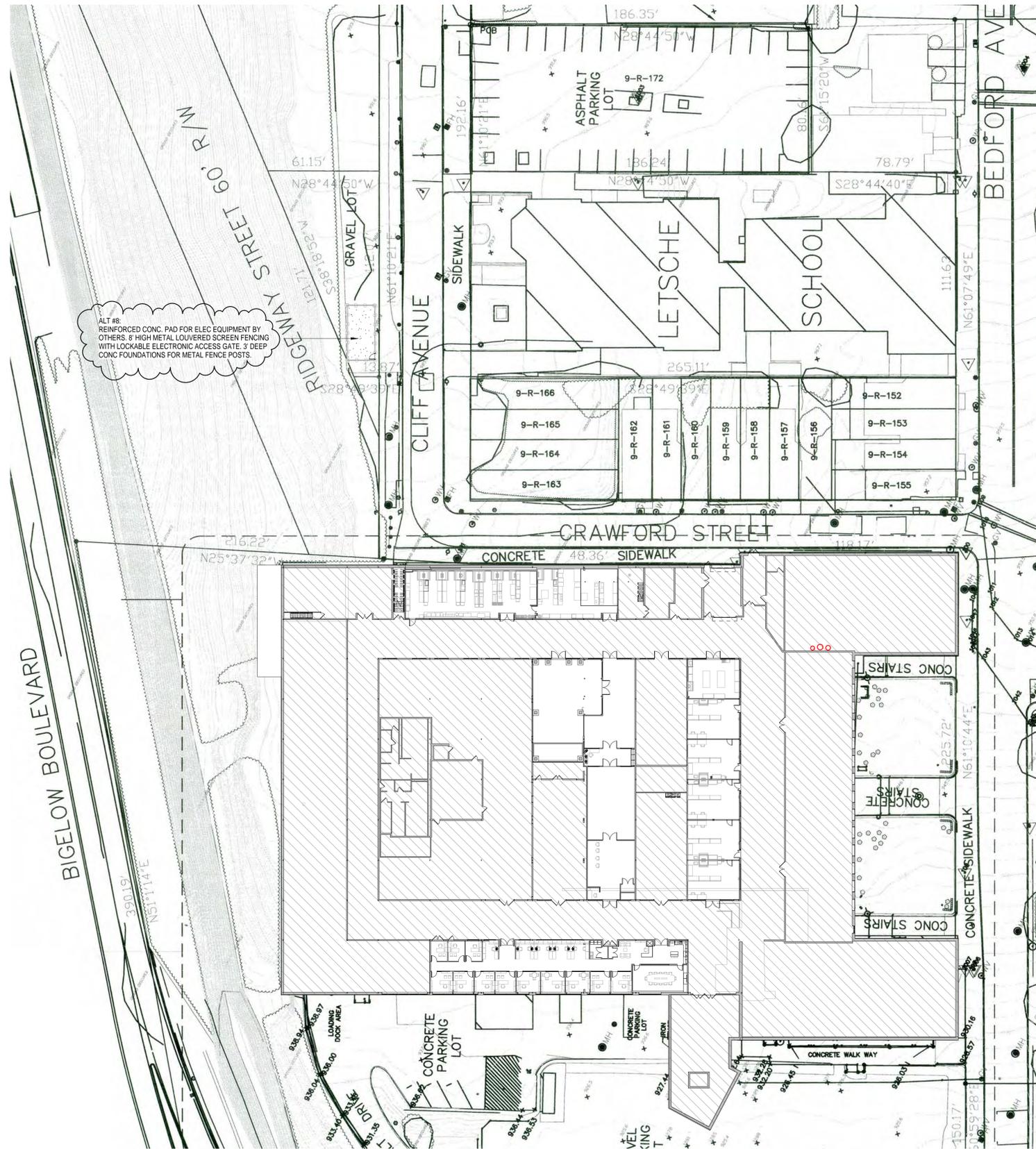
**Scope of Work:**

- 1) The scope of the project is the fit out of 15,000sf of research labs and administrative spaces on the first floor of the building.
- 2) The portion of the project requiring historic review is the construction of three exhaust stacks and their associated structure on the roof of the building in order to dispel gasses generated from the research labs. Wind wake analysis conducted by \_\_\_\_ determined that in order to properly vent the lab spaces and reduce the risk of gasses re-entering the building and surrounding buildings the exhaust stacks would need to be 31 feet above the roof plane. Three stacks are needed so mixing of exhaust does not occur inside the ducts. The height of the stacks requires stabilizing guy wires. The attached images are approximations of how the completed project would look from the street. Each stack is a different diameter -12", 18" and 34"- round, unpainted stainless steel.
- 3) The three exhaust ducts travel vertically from the first floor roof to the fourth floor roof on the exterior of the building in a group before transitioning back into an existing mechanical space on the fifth floor where the fans for the stacks are located. These ducts are on the back of the building and can only be seen from Crawford or Cliff St which dead-ends beyond the building.
- 4) The three stacks, while not original to the building, fit the with the historic use of the building as a trade school that housed many industrial trades. The simple form of the sleek, vertical stacks do not overpower the historic image of the building. They also add a physical marker of the new innovative education and research that now takes place in the adaptive re-use of the building. Much of the building's interior has been designed to showcase the mechanical systems that help make the building function.

Prepared by:

**Renaissance 3 Architects, P.C.**

Patrick Russell  
Project Designer



ALT #6:  
 REINFORCED CONC. PAD FOR ELEC EQUIPMENT BY OTHERS. 8' HIGH METAL LOUVERED SCREEN FENCING WITH LOCKABLE ELECTRONIC ACCESS GATE. 3' DEEP CONC FOUNDATIONS FOR METAL FENCE POSTS.

1 First Floor Plan(1)  
 1/32" = 1'-0"



Renaissance 3 Architects, P.C.  
 48 South 14th Street  
 Pittsburgh, PA 15203  
 Phone: 412-431-2480  
 Fax: 412-431-2670  
 www.r3a.com  
 Architecture  
 Engineering  
 Interiors  
 Development Management

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Pittsburgh Gateways

Energy Innovation Center - University of Pittsburgh, Swanson School of Engineering

1435 Bedford Avenue  
 Pittsburgh, PA 15219

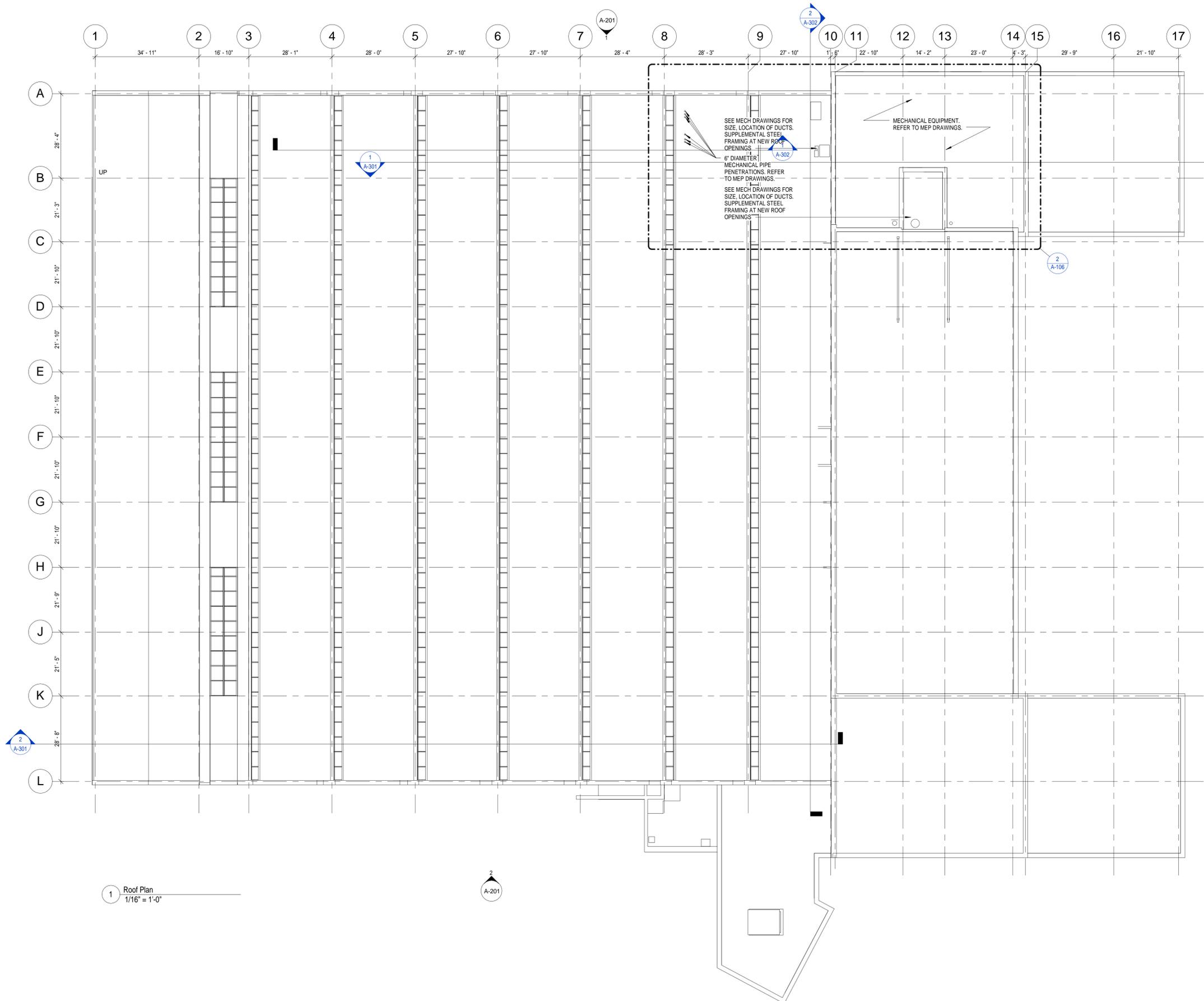
CONSTRUCTION DOCUMENTS

ISSUED: 1/18/2016

Site Plan

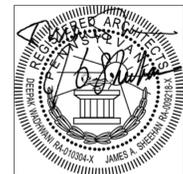
1	Date	Revision 1
R3A PROJECT #	14065	

A-100



**GENERAL NOTES**

1. INTERIOR DIMENSION ARE FROM FACE OF FINISH WALL TO FACE OF FINISHED WALL, UNLESS NOTED OTHERWISE. DIMENSIONS CONNECT COLUMN LINES, FACE OF BRICK, FACE OF METAL SIDING. REFER TO WALL TYPES AND WALL SECTIONS FOR THICKNESS OF WALLS.
2. STOREFRONT WALL TO HAVE A MINIMUM OF 1" GAS FILLED INSULATED GLASS PANELS. ANY GLASS INSTALLED LESS THAN 36" ABOVE THE FINISHED FLOOR TO BE TEMPERED GLASS.
3. ALUMINUM CURTAIN WALL TO HAVE A MINIMUM OF 1" GAS FILLED INSULATED GLASS PANELS. REFER TO WINDOW TYPES FOR LOCATION OF CLEAR, TEXTURED AND TEMPERED GLASS.
4. CONTRACTOR SHALL PROVIDE APPROPRIATE AND LEVEL SUBSURFACE FOR FINISH MATERIAL.
5. CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND OTHER TEMPORARY FACILITIES TO PROTECT THE PUBLIC, STORED MATERIALS AND INSTALLED MATERIALS.
6. REFER TO LIFE SAFETY PLANS (G-101 SERIES OF SHEETS) FOR LOCATION AND EXTENT OF FIRE RATED ASSEMBLIES.
7. PROVIDE BLOCKING REQUIRED FOR CASEWORK AND TOILET ACCESSORIES AND FOR FUTURE FURNITURE INSTALLATION. COORDINATE LOCATION OF BLOCKING WITH OWNER'S FURNITURE INSTALLER.
8. COORDINATE ACCESS PANEL LOCATIONS & TYPE REQUIRED WITH M.P.E. DRAWINGS & CEILING TYPE INDICATED ON THE REFLECTED CEILING PLANS.
9. COLUMN LINE DESIGNATIONS ARE FOR CENTER LINES OF COLUMNS. REFER TO STRUCTURAL DRAWINGS FOR COLUMN SIZES.
10. FINISHED FIRST FLOOR ELEVATION IS 967.71'
11. ALTERNATE #1: NEW MICROTURBINE; MEP EQUIPMENT AND CONNECTIONS, ENCLOSURE, INSULATED GWB, FRAMING AND DOOR ASSEMBLY AT F LEVEL.
12. ALTERNATE #2: NEW TPO ROOF AND SHEATHING ASSEMBLY AT 4TH FLOOR ROOF
13. ALTERNATE #3: NEW TPO ROOF AND SHEATHING ASSEMBLY AT STACK FAN ENCLOSURE ROOF (INCLUDES DEMOLITION OF EXISTING BALLAST AND SUBSTRATE)
14. ALTERNATE #4: MOBILE LABORATORY CASEWORK PER SPECIFICATION SECTION 123553
15. ALTERNATE #5: DEDUCT ALTERNATE TO SHELL P.J. LABS (ELIMINATE FIXTURES AND FITTINGS, FUME HOODS, EQUIPMENTS, CEILINGS, AND FLOORING. GWB REMAINS.)
16. ALTERNATE #6: MECHOSHAD BOD. ALTERNATE FOR SHADING AUTOMATION CONTROLS TO DAYLIGHTING SENSORS ON ROOF INTEGRATED WITH LIGHT FIXTURES.
17. ALTERNATE #7: PIPE SYSTEM AND INFRASTRUCTURE PAINTING AT LABS AND OFFICES.
18. ALTERNATE #8: CLIFF STREET SUBSTATION SECURITY FENCE ENCLOSURE, DOOR AND LIGHTING. ALTERNATE PROVISION SHALL INCLUDE ALL DELEGATED DESIGN REQUIREMENTS BY TENANTS EQUIPMENT VENDOR FOR: EQUIPMENT, ACCESSORIES, INFRASTRUCTURE, SECURITY AND RELATED REQUIREMENTS. EATON TO SECURE ALL REQUIRED PERMITS AND APPROVALS.
19. ALTERNATE #9: CLIFF STREET SUBSTATION CONDUIT AND PATHWAY.
20. ALTERNATE #10: DEDUCT ALTERNATE: VCT FLOORING AT ALL LABS, SUPPORT SPACES.
20. ALTERNATE #11: DEDUCT ALTERNATE: EXISTING DOOR FRAMES AT CORRIDOR TO REMAIN.
21. DOOR ACCESS TO LAB 109 MECHANICAL EQUIPMENT MEZZININE AND SUPPOR TO BE PROVIDED BY OWNER.
22. REMOVE ALL EXISTING BRACKET FASTENERS AND PLATES WHERE LAMINATED GWB OCCURS.
23. COORDINATE LOCATION OF CEILING SERVICE PANELS TO MATCH BENCH ENDCAPS FOR SERVICES.



Renaissance 3 Architects, P.C.  
 48 South 14th Street  
 Pittsburgh, PA 15203  
 Phone: 412-431-2480  
 Fax: 412-431-2670  
 www.r3a.com  
 Architecture  
 Engineering  
 Interiors  
 Development Management

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Pittsburgh Gateways

Energy Innovation Center - University of Pittsburgh, Swanson School of Engineering

1435 Bedford Avenue  
 Pittsburgh, PA 15219

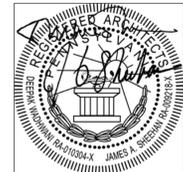
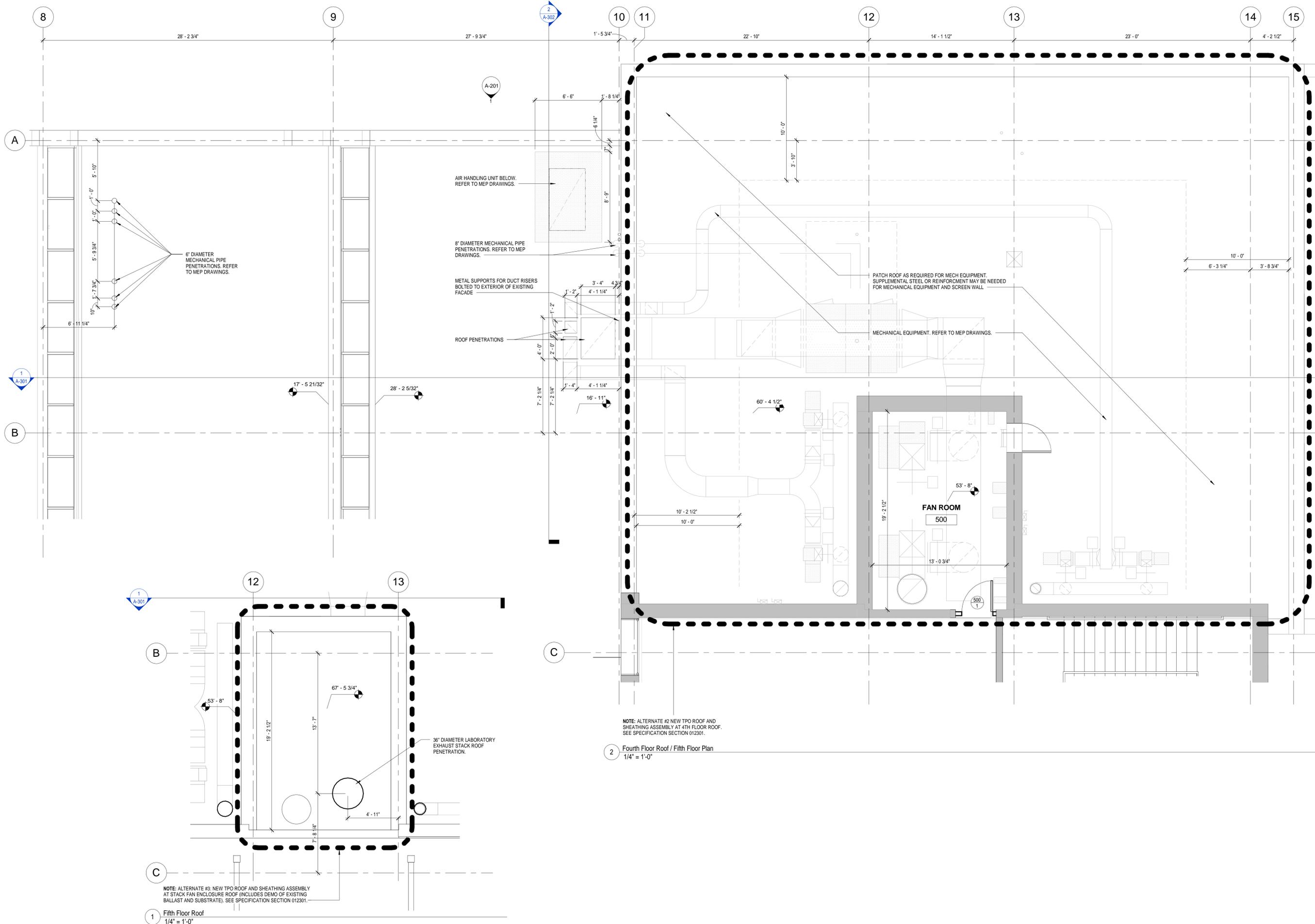
GMP CD Set, Permit Set

ISSUED: 9/18/2015

Roof Plan

R3A PROJECT # 14065

A-105



Renaissance 3 Architects, P.C.  
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Pittsburgh, PA 15203  
Phone: 412-431-2480  
Fax: 412-431-2670  
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Pittsburgh Gateways

Energy Innovation Center - University of Pittsburgh, Swanson School of Engineering

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Pittsburgh, PA 15219

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ISSUED: 9/18/2015

Enlarged Roof Plans

R3A PROJECT # 14065

A-106



ONE WAY



Thomson St











Division of Development Administration and Review  
 City of Pittsburgh, Department of City Planning  
 200 Ross Street, Third Floor  
 Pittsburgh, Pennsylvania 15219

**HISTORIC REVIEW COMMISSION OF PITTSBURGH**  
**Application for a Certificate of Appropriateness**

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to:  
 Treasurer, City of Pittsburgh.

**ADDRESS OF PROPERTY:**

1101 N. MURTLAND STREET  
PITTSBURGH PA 15201

**OWNER:**

NAME: PITTSBURGH PUBLIC SCHOOLS  
 ADDRESS: 341 S. BELLEFIELD  
AVENUE PITTSBURGH PA 15213  
 PHONE: 412-529-5775  
 EMAIL: MJCNAMARA1@PSDBOE.NET

STAFF USE ONLY:

DATE RECEIVED: \_\_\_\_\_  
 LOT AND BLOCK NUMBER: \_\_\_\_\_  
 WARD: \_\_\_\_\_  
 FEE PAID: \_\_\_\_\_

**DISTRICT:**

DISTRICT 9

**APPLICANT:**

NAME: GREG MAYNES, AIA  
 ADDRESS: 438 S. MAIN ST., 3<sup>RD</sup> FLR  
PITTSBURGH PA 15220  
 PHONE: 412-488-8890  
 EMAIL: GP.MAYNES@MAYNESASSOCIATES.COM

**REQUIRED ATTACHMENTS:**

- Drawings     Photographs     Renderings     Site Plan     Other

**DETAILED DESCRIPTION OF PROPOSED PROJECT:**

ADDITION TO AND RENOVATION OF EXISTING GARAGE SPACE TO HOUSE NEW VOCATIONAL TRAINING PROGRAM. CONSTRUCTION OF NEW OUTBUILDING AND MINOR MODIFICATIONS TO SITE FEATURES - SIDEWALKS, CURBS, RETAINING WALL, FENCES, AND PAVING.

**SIGNATURES:**

OWNER: [Signature] DATE: 1/11/16

APPLICANT: Gregory P Maynes, AIA DATE: 1/11/16



1101 N. Murtland Street

Westinghouse Running Track

Kedron St

Hermitage St

Fletcher Way

N. Murtland St

Monticello St

Fielding Way

Amity Way

Gerritt St

Beecher St

© 2015 Google

Google earth

Imagery Date: 9/23/2015 40°27'39.68" N 79°54'03.97" W elev 901 ft eye alt 1798 ft



1995



THESE MEASUREMENTS ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A WARRANTY OR GUARANTEE FOR CONSTRUCTION.

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	DIRECTOR OF FACILITIES DIVISION APPROVED _____ 20 ____

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OFFICE OF THE DIRECTOR  
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 1305 Muriel Street  
 Pittsburgh, PA 15203



MAYNES ASSOCIATES · ARCHITECTS, LLC  
 438 South Main Street  
 Pittsburgh, PA 15220  
 412 488 8890

CTE LAB  
 RENDERING  
 25 JANUARY 2016  
**WESTINGHOUSE 6-12**  
 1101 N. MURLAND ST.  
 PITTSBURGH, PA 15208

DRAWINGS	NOS.
EX101	G001 to E001
STANDARD DRAWINGS	

CONTRACT NO.	EI16-117-31
SHEET NO.	<b>EX101</b>
DRAWN BY:	1 OF 20



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APPROVED \_\_\_\_\_ 20 \_\_\_\_

DIRECTOR OF FACILITIES DIVISION  
APPROVED \_\_\_\_\_ 20 \_\_\_\_

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25 JANUARY 2016

WESTINGHOUSE 6-12  
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DRAWINGS EX102	NOS. G001 to E001
STANDARD DRAWINGS	

CONTRACT NO.  
EI16-117-31

SHEET NO.  
**EX102**

2 OF 20

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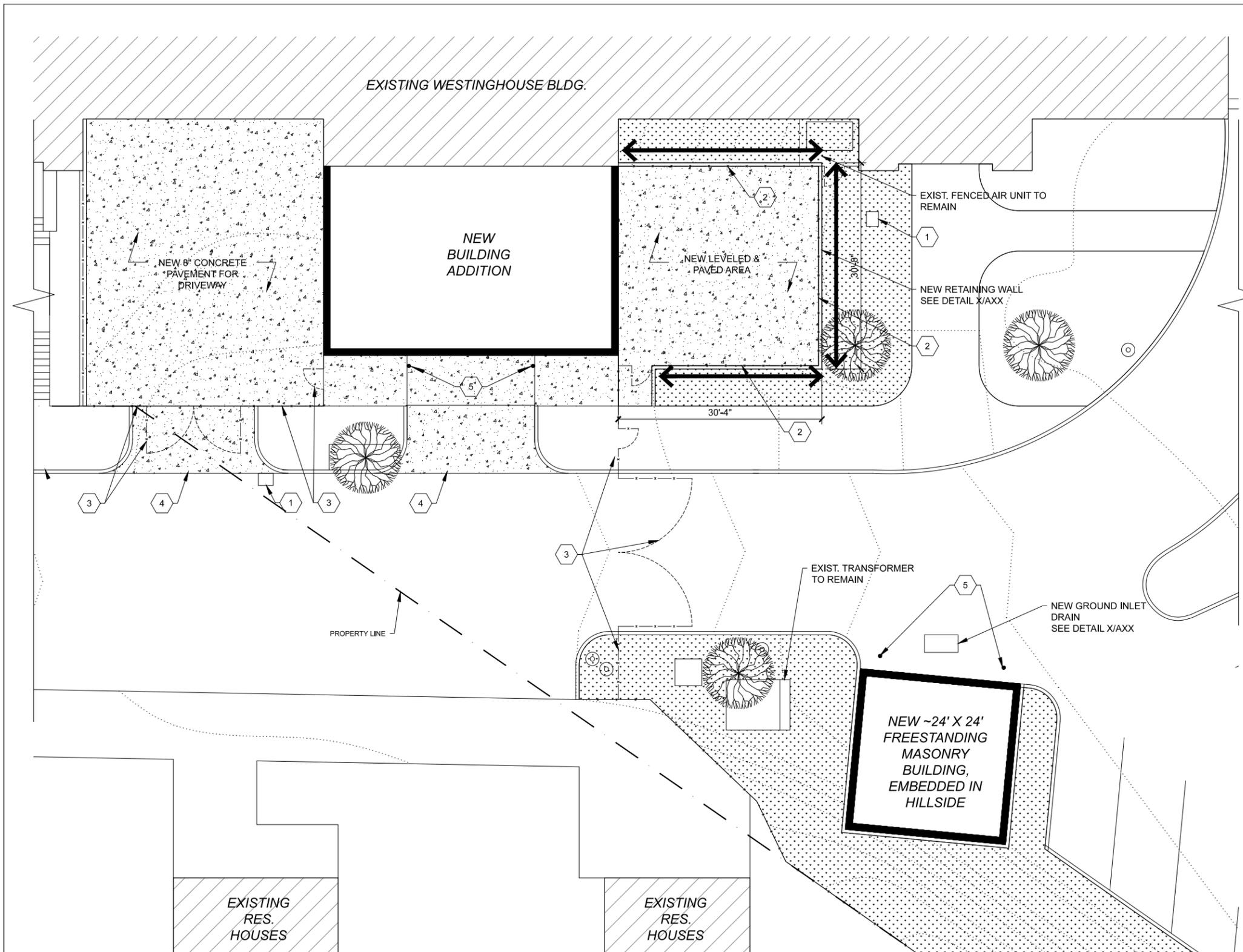
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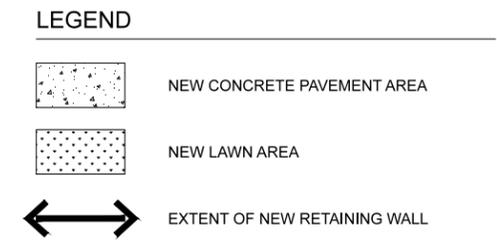
CTE LAB RENDERING 25 JANUARY 2016 <b>WESTINGHOUSE 6-12</b> 1101 N. MURLAND ST. PITTSBURGH, PA 15208
--

DRAWINGS EX103	NOS. G001 to E001	CONTRACT NO. EI16-117-31
STANDARD DRAWINGS		SHEET NO. <b>EX103</b>
		3 OF 20
		DRAWN BY:



- SITE PLAN KEY:**
- 1 EXISTING DRAIN TO REMAIN.
  - 2 NEW 6'-0" BLACK VINYL CHAIN-LINK FENCE.
  - 3 NEW 12'-0" BLACK VINYL CHAIN-LINK FENCE.
  - 4 NEW CURB CUT.
  - 5 NEW BOLLARDS. SEE DETAIL X/AXXX

- GENERAL NOTES:**
1. NEW LABELED PAVED AREA TO BE MADE OF 4" CONCRETE SLAB WITH 6" EXTERIOR RUBBER MEMBRANE ON TOP. SEE DETAIL X/AXX.
  2. NEW GROUND INLET DRAIN TO TAP INTO EXISTING DRAINAGE SYSTEM.
  3. CONTRACTOR IS TO PLANT NEW LOW MOW LAWN GRASS TYPE XXX WHERE INDICATED.



1 NEW SITE PLAN  
 HR1 1/16" = 1'-0"

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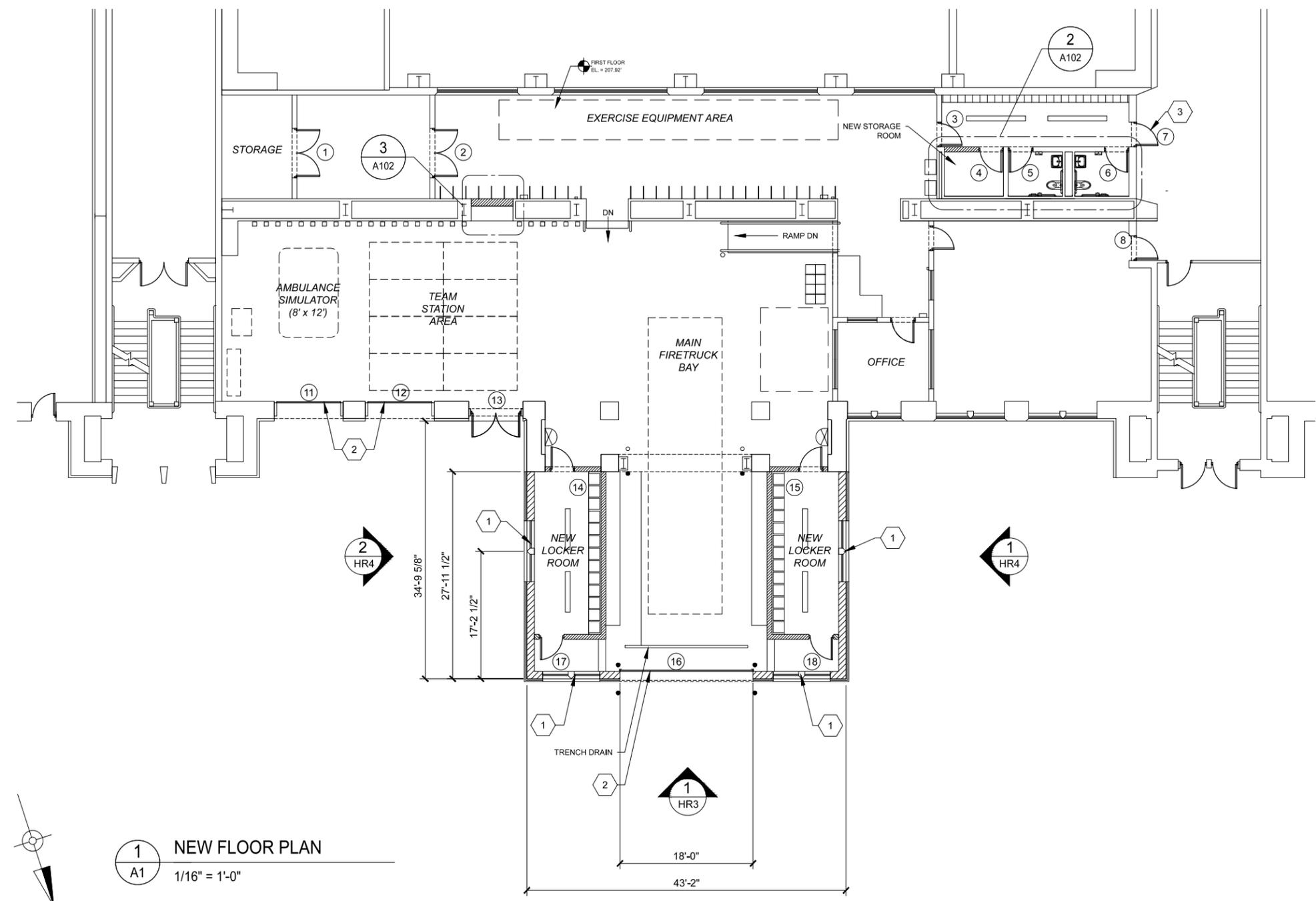
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CTE LAB  
 NEW SITE PLAN  
 25 JANUARY 2016  
 WESTINGHOUSE 6-12  
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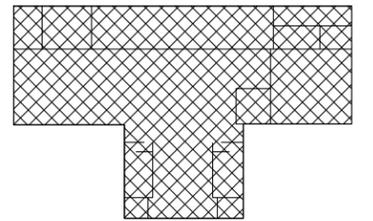
DRAWINGS HR1	NOS. HR1 to HR5	CONTRACT NO. EI16-117-31
STANDARD DRAWINGS		SHEET NO. <b>HR1</b>
		1 OF 5
DRAWN BY:		

**FLOOR PLAN KEY:**

- 1 NEW WINDOW. SEE SHEET AXXX
- 2 NEW SECTIONAL GARAGE DOOR & TRACK ASSEMBLY. SEE SHEET AXXX.
- 3 EMERGENCY / FIRE EXIT DOOR.



1 NEW FLOOR PLAN  
A1 1/16" = 1'-0"



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CTE LAB  
 NEW FLOOR PLAN  
 25 JANUARY 2016  
**WESTINGHOUSE 6-12**  
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DRAWINGS HR2	NOS. HR2 to HR5	CONTRACT NO. EH16-117-31
STANDARD DRAWINGS		SHEET NO. <b>HR2</b>
		2 OF 25
DRAWN BY:		



1 FRONT ELEVATION  
 HR3 1/16" = 1'-0"

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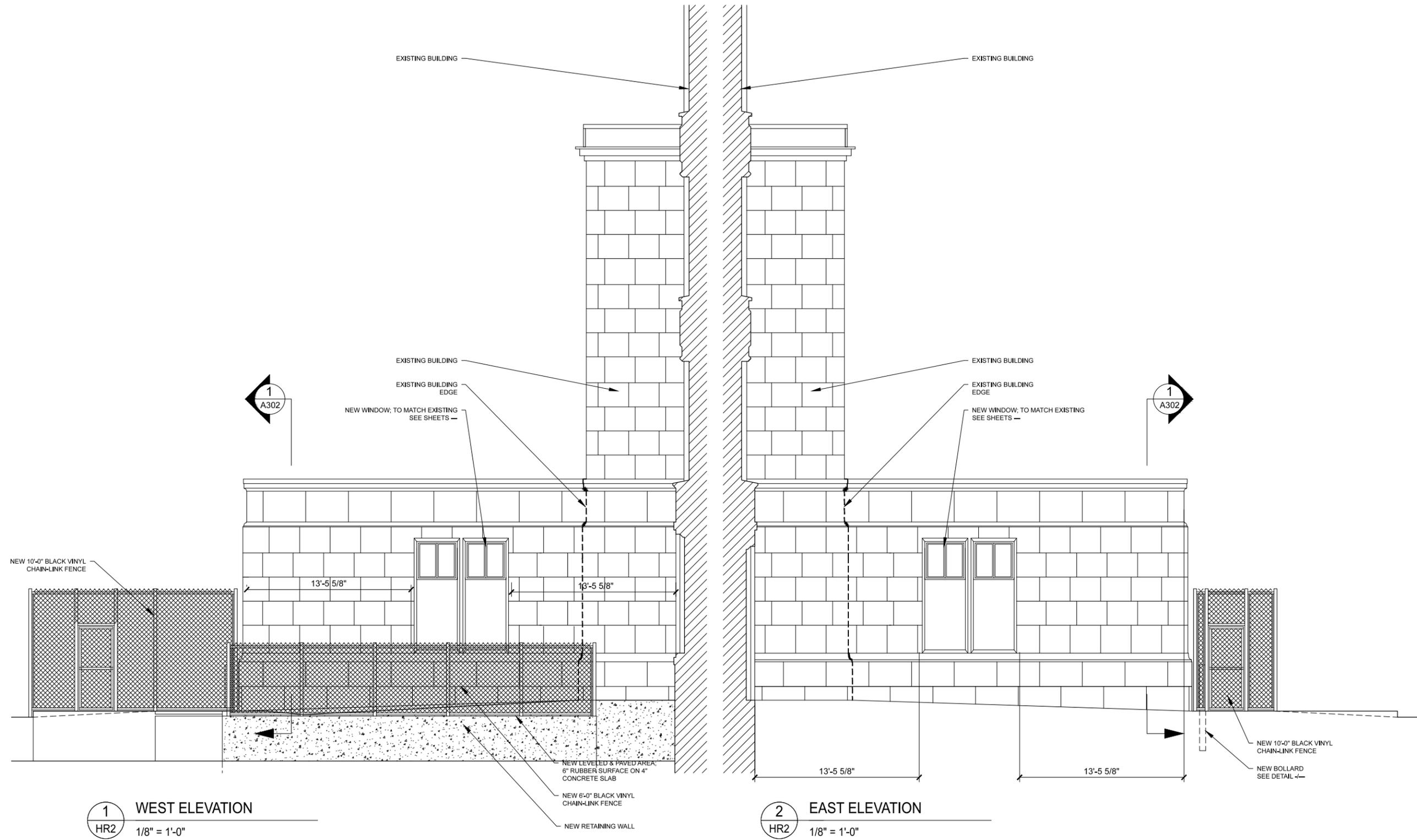
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 412.488.8890

CTE LAB  
 FRONT ELEVATION  
 25 JANUARY 2016  
**WESTINGHOUSE 6-12**  
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DRAWINGS HR3	NOS. HR3 to HR5	CONTRACT NO. EI16-117-31
STANDARD DRAWINGS		SHEET NO. <b>HR3</b>
		3 OF 25
		DRAWN BY:



1 WEST ELEVATION  
HR2 1/8" = 1'-0"

2 EAST ELEVATION  
HR2 1/8" = 1'-0"

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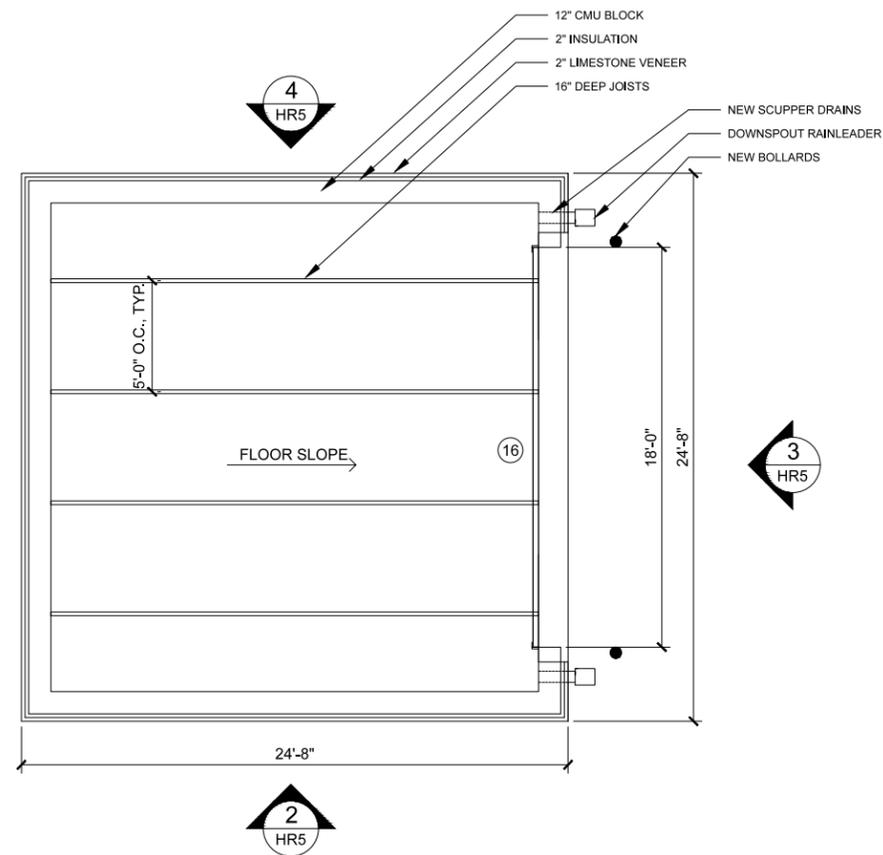
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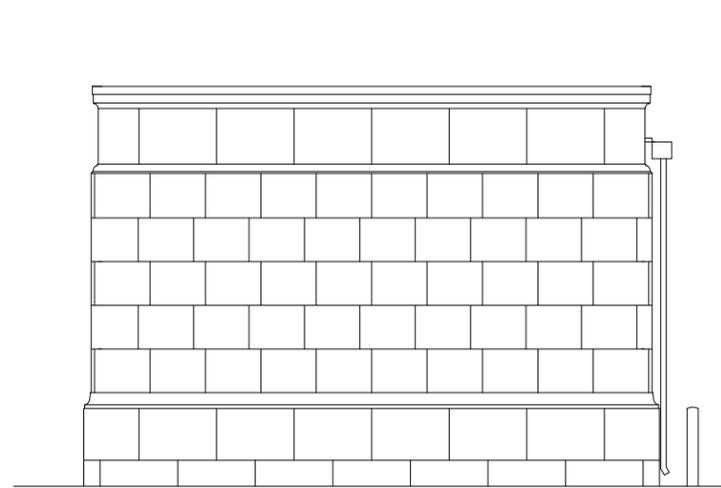
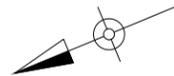
CTE LAB  
SIDE ELEVATIONS  
25 JANUARY 2016  
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DRAWINGS HR4	NOS. HR4 to HR5
STANDARD DRAWINGS	

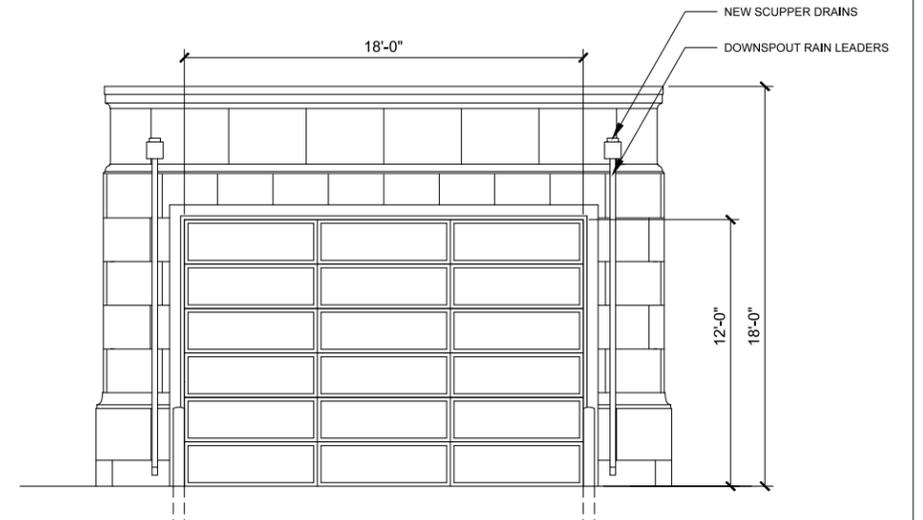
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SHEET NO. <b>HR4</b>
4 OF 25
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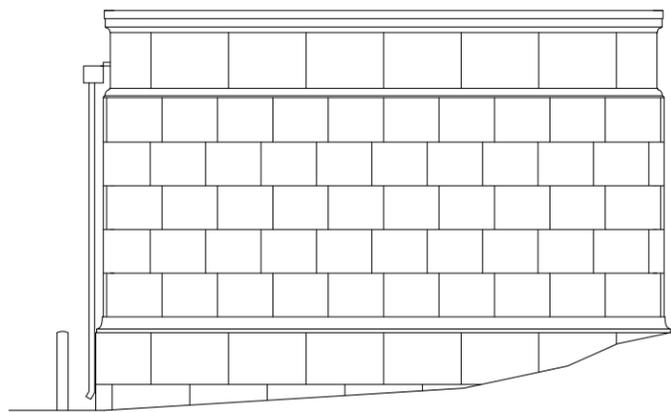
**1**  
HR5  
**NEW GARAGE FLOOR PLAN**  
1/8" = 1'-0"



**2**  
HR5  
**NEW GARAGE WEST ELEVATION**  
1/8" = 1'-0"



**3**  
HR5  
**NEW GARAGE SOUTH ELEVATION**  
1/8" = 1'-0"



**4**  
HR5  
**NEW GARAGE EAST ELEVATION**  
1/8" = 1'-0"

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CTE LAB  
NEW GARAGE  
25 JANUARY 2016  
WESTINGHOUSE 6-12  
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DRAWINGS HR5	NOS. HR5 to HR5
STANDARD DRAWINGS	

CONTRACT NO. EI16-117-31
SHEET NO. <b>HR5</b>
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 25 JANUARY 2016

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DRAWINGS	NOS.
R101	G001 to E001

STANDARD DRAWINGS

CONTRACT NO.  
E116-117-31

SHEET NO.  
**R101**  
 1 OF 20

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 RENDERING  
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**WESTINGHOUSE 6-12**  
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DRAWINGS R102	NOS. G001 to E001
STANDARD DRAWINGS	

CONTRACT NO. EI16-117-31
SHEET NO. <b>R102</b>
2 OF 20
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Westinghouse PS CTE Lab  
Scope of Work

Westinghouse 6-12  
1101 N. Murtland St.  
Pittsburgh PA 15208

- Renovation and addition to an existing school building to house a Public Safety Career and Technical Education Program.
  - Construct new masonry addition with sloped steel roof structure.
    - Approximately 28' deep x 44' wide.
    - New addition includes garage extension for Main Fire Truck Bay, two new locker rooms, and ladder/equipment storage.
    - Provide new framed opening and garage door for Main Fire Truck Bay.
  - Construct limestone exterior masonry to match existing building.
  - Construct new window openings and windows to match style of existing building.
  - Demolish, replace, and construct interior renovations as required.
    - Replace man doors throughout Public Safety Lab.
    - Demolish garage doors, frames, and transom panels at Team Station Area and Ambulance Simulator. Replace with taller framed openings and garage doors (no transom panels).
    - Demolish existing garage door at Main Fire Truck Bay. Maintain doorframe, but do not replace door.
    - Replace lighting and HVAC as required. Add telecom/WiFi service throughout Public Safety Lab.
    - Replace suspended acoustical tile ceilings where existing.
    - Renovate two existing restrooms with new finishes and fixtures.
    - Remove sinks and plumbing from sink area. Construct new wall and door to enclose a new storage room in this location.
    - Construct new window openings from classroom into Office and Dispatch Area.
    - Construct new dispatch desk in Dispatch Area.
    - Demolish existing concrete steps from Dispatch Area to Main Fire Truck Bay. Enclose with half-height wall. Ramp is to remain.
    - Install new Utility and Eye Wash Sinks in Fire Truck Main Bay.
    - Remove equipment from opening between Team Station Area and Exercise Equipment Area and seal with concrete block. Construct glass display case facing Team Station Area.
    - Construct/Install wall-mounted turnout gear storage racks in Exercise Equipment Area.
    - Install acoustical treatments in Exercise Equipment Area.
    - Install new blinds in Exercise Equipment Area.

- Install Safety Simulation Equipment provided by PPS.
      - Ambulance Simulator.
      - Forcible-Entry Door Simulator.
      - Roll-In Stretcher.
    - Provide foam exercise mats in Team Station Area.
    - New epoxy coating on all concrete floors throughout Public Safety Lab.
    - New paint throughout Public Safety Lab.
- Construction of a new unconditioned outbuilding to house facilities and grounds-keeping equipment.
  - New outbuilding to be masonry with steel roof structure.
  - Excavate to partially embed building in hillside.
  - Limestone exterior masonry to match existing building.
  - Provide new framed opening and garage door for outbuilding entrance.
- Renovation of exterior site conditions.
  - Demolish and reconstruct sidewalk to include two curb cuts (one extant) at the existing garage doors and at the Fire Truck Main Bay. Reconstruct tree well and plant street tree.
  - Demolish and reconstruct existing curb and paving to include new curb cut at new outbuilding entrance.
  - Construct new masonry retaining wall with limestone cap around new play area adjacent to new addition. Construct level concrete slab at grade with new addition entrance elevation with rubberized top surface in play area. Construct chain-link fence around play area.
  - Demolish and replace asphalt paving around addition. Repair and/or repave any street paving damaged or disturbed during construction.
  - Demolish and construct new chain-link fence as required to secure school grounds.
  - Repair or replace any other landscaping damaged during construction.

Westinghouse PS CTE Lab  
Pittsburgh Public Schools  
Material Submittal  
01/15/16

Exterior Materials:

Indiana Limestone: Match existing building.

Window: Metal-framed window, finish to match existing windows.

Man Doors: Hollow metal door and frame, painted to match existing doors.

Overhead Doors: Existing sectional doors are not original to building. New sectional doors will be similar in appearance while providing increased thermal performance. Paint to match existing doors.

Note: This project is subject to the public bidding process. As such, we cannot specify particular products. The attached product information is only included as an example of acceptable products.

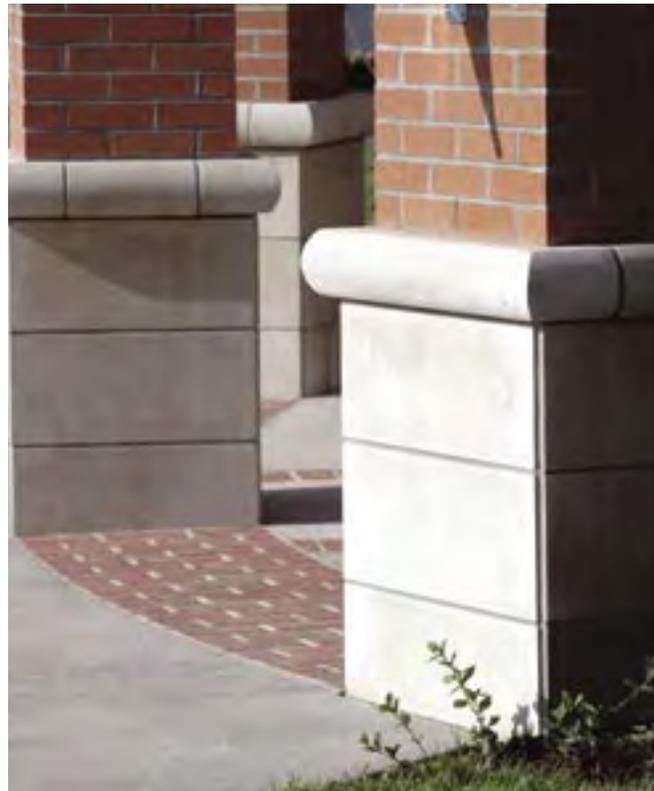
# Vanderbilt Classic

Vanderbilt<sup>®</sup>  
CLASSIC

LIMESTONE  
CLASSICS™



Indiana Limestone Company  
Vanderbilt Classic®  
Examples of Product Installation



# Vanderbilt Classic

## Smooth 3-5/8" Bed Depth

Vanderbilt  
CLASSIC

LIMESTONE  
CLASSICS™

Vanderbilt Classic® is a solid, genuine natural Indiana Limestone sawn veneer. The strong, clean look of real limestone is ideal for commercial and fine residential structures.

### Modular Units

- Made of the same naturally durable and high quality raw material used in our nation's most renowned buildings.
- Use a proven, time-tested natural stone readily available in full-bed thickness precision cut modular units.
- Full color blend Vanderbilt Classic exhibits the subtle natural color range that has become the standard of Indiana Limestone over the last 150 years.
- Indiana Limestone is the Classic Complement™ to brick and other building materials.
- Available in standard sizes of 4", 8", 12", or 16" heights by 24" in length. Custom sizes available upon request.

### Competitively Priced

- An historic natural stone competitively priced to engineered or cast stone imitations.
- Cost effective modular unit installation using traditional brick ties and having proper coverage/weight balance for efficient setting.
- Packaged ready-to-set and easily trimmed in the field for corner, door, and window openings.

### Trim and Accent

- A full line of standard and custom transitional trim and accent units are available to match the full range of color of Vanderbilt Classic.



### Vanderbilt Classic Smooth

Prod ID	Color	Height	Depth	Length	Pcs Per Pallet
WE-004	Full Color	3-5/8"	3-5/8"	23-5/8"	120
WE-008	Full Color	7-5/8"	3-5/8"	23-5/8"	60
WE-012	Full Color	11-5/8"	3-5/8"	23-5/8"	40
WE-016	Full Color	15-5/8"	3-5/8"	23-5/8"	30

### Product Description and Packaging

- Empire standard grade Full Color Blend material
- Smooth face with sawn top, bottom, back, and ends.
- Tolerances:
  - Height (+/-) 1/16"
  - Length (+/-) 1/16"
  - Depth (+/-) 1/16"
- Palletized on 48" x 48" pallet, wrapped in plastic

# Traco NX-200 Series Thermal Windows

Thermal Performance and Aesthetics  
in a Cost-Effective Package



Union Electric Steel Corp., Carnegie, Pennsylvania, USA  
Design/Builder: ASTORINO, Pittsburgh, Pennsylvania, USA  
Window Installer: Delrey Windows, Inc., Valencia, Pennsylvania, USA  
Photo courtesy of ASTORINO

Today's competitive market necessitates products that combine quality and performance with aesthetics and cost effectiveness. Traco NX-200 Series Thermal Windows meet this need with multiple choices. Offering a solution for any type of commercial application, these windows demonstrate outstanding air infiltration, water penetration and structural abilities along with enhanced thermal performance.

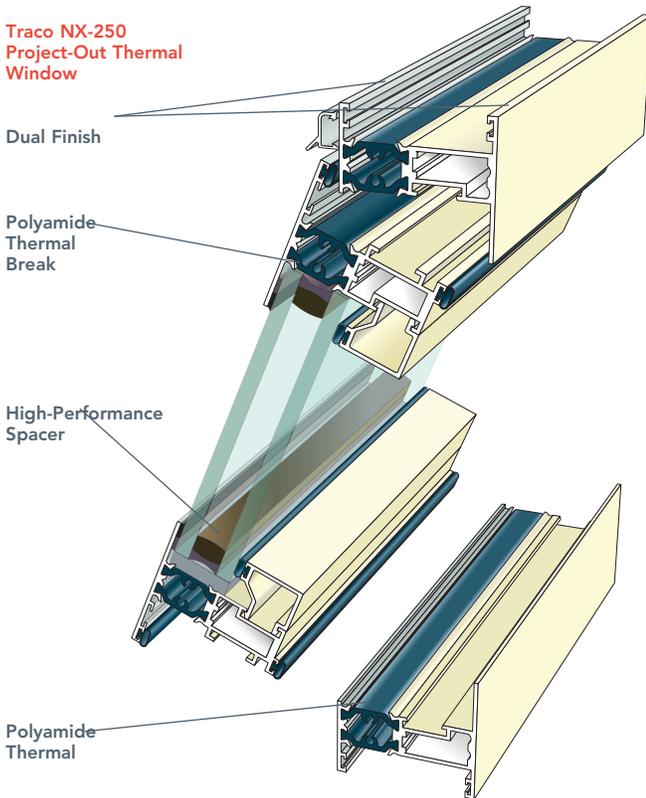
A variety of installation options and accessories allow these varied windows to address contractor, installer and architect requirements. And, proven performance make the windows a smart choice for new or retrofit construction. Delivering durability, reliability and versatility with thermal performance and cost savings, Traco NX-200 Series Thermal Windows are the whole package.

## Performance

By incorporating an innovative thermal barrier system, Traco NX-200 Series Thermal Windows deliver enhanced thermal performance. The high-performance energy spacer provides reduced U-factors when compared to a conventional insulated glazing unit with a metallic spacer. The combination furnishes an insulation barrier that results in excellent energy efficiency. One-inch insulating glass is standard.

Thermal efficiency makes the windows ideal for buildings seeking to earn Leadership in Energy and Environmental Design (LEED®) certification with the U.S. Green Building Council.

Traco NX-200 Series Thermal Windows have been tested to meet AAMA/WDMA/CSA standards. Made from aluminum, these high-performing windows offer several installation options as well as sustainable benefits such as recyclability. Furthermore, these windows will not rot, warp or buckle due to moisture and weather exposure.



## Fabrication and Installation

Traco NX-200 Series Thermal Windows are versatile to address custom field applications. Multiple installation options include a trim/clip, preset or wrap around panning and strap anchor mullions.

## Aesthetics and Versatility

With a standard 2-1/4" frame depth and a look that will appeal in any application, Traco NX-200 Series Thermal Windows are available in multiple configurations including fixed, casement and projecting. The windows can accommodate a variety of glass options including tempered glass with the choice of bronze or gray tint. An assortment of hardware options including pole ring cam handles and full screens are available for most window models. Traco NX-220 and Traco NX-210 feature butt hinge and multi-point locks. The NX-210 also includes roto-operators for casements.

Traco NX-200 Series Thermal Windows feature vertical and horizontal integral mullions. Extruded aluminum screens are available on most models.

Dual color or dual finish options provide the flexibility to vary interior and exterior finishes.

MODEL	FUNCTION	AAMA/WDMA/CSA 101/I.S.2/A-440-08 DESIGNATION	WATER RESISTANCE (PSF)	UNIFORM LOAD STRUCTURAL (PSF)
Traco NX-210	Casement Outswing	CW-PG50-C	12	50
Traco NX-220	Casement Inswing	CW-PG50-C	10	50
Traco NX-240	Project In	CW-PG50-AP	10	50
Traco NX-250	Project Out	CW-PG50-AP	12	50
Traco NX-280	Fixed	CW-PG50-FW	12	50



Union Electric Steel Corp., Carnegie, Pennsylvania, USA  
 Design/Builder: ASTORINO, Pittsburgh, Pennsylvania, USA  
 Window Installer: Delrey Windows, Inc., Valencia, Pennsylvania, USA  
 Traco NX-250 Project Out and Traco NX-280 Fixed Thermal Windows  
 Photo courtesy of ASTORINO

Kawneer Company, Inc.  
 Technology Park / Atlanta  
 555 Guthridge Court  
 Norcross, GA 30092

[kawneer.com](http://kawneer.com)  
 770 . 449 . 5555



# 707 Series - Composite



## Standard Features

- Available with Embossed Panels
- Insulated Polystyrene Core (optional Polyurethane Core)
- 1-3/8 or 1-3/4 Inches Thick
- Polystyrene R-Factor - 6.37
- Polyurethane R-Factor - 10.04
- 16 Gauge Top & Bottom Channels
- 20, 18, 16 or 14 Gauge Face Skins
- Fire Rated up to 3 Hours
- Rugged Perimeter Channel Construction
- Sizes from 2068 to 50100
- Versatile and Dependable.

For more detailed information, please see the link below.

[Find technical information here >>](#)

# Heavy-Duty Thermacore® Door System

**SERIES 591**



Series 591 with passdoor and thermal glazing.

## Standard Features At a Glance

Panel thickness	1 5/8" (41 mm)
R-value	14.86 (2.63 W/Msq)
U-value	.067 (.380 Msq/W)
Air infiltration:	
at 15 mph (24 kmph)	.08 cfm/ft <sup>2</sup> (14.6 m <sup>3</sup> /hr/m <sup>2</sup> )
at 25 mph (40 kmph)	.08 cfm/ft <sup>2</sup> (14.6 m <sup>3</sup> /hr/m <sup>2</sup> )
Thermal break	PVC
Exterior steel	.015" (.38 mm) galv.
Exterior surface	Ribbed, textured
Standard springs	10,000 cycle
Std. maximum width	35'2" (10.7 m)
Std. maximum height	24'1" (7.3 m)
Exterior color	White, tan, gray, Industrial Brown
Interior color	White
Limited warranty	10-year delamination 1-year door 3-year/20,000 cycle door and operator system (material and workmanship)

## Options

- Thermal glazing
- Aluminum sash sections available up to 30'2" (depending on glass type and thickness)
- Four-section pass door
- High-usage components
- Optional: Kynar white, brown, beige
- Wind load options
- Electric operator
- Chain hoist
- Posi-Tension drums
- Safety bottom fixtures
- Bottom-sensing edge
- Flexible jamb, header seal
- Exhaust ports

## An Exceptional Degree of Thermal Efficiency

When your project requires a door with an exceptional degree of thermal efficiency, the Thermacore® 591 is a proven performer. The Thermacore® steel-polyurethane-steel panel construction provides a thermal barrier that withstands extreme climatic conditions and the most demanding environmental requirements.

This 1 5/8" (41 mm) thick, heavy-duty door fits a wide range of opening sizes and the spectrum of applications — making it the best-selling door system in the Thermacore® line and one of the most-specified insulated sectional doors in the industry. Boasting an R-value of 14.86 (2.63 W/Msq), a U-value of .067 (.380 Msq/W), and one of the best air infiltration ratings, the Thermacore® 591 will meet or exceed almost any thermally efficient application requirement.

### Engineered for High Thermal Efficiency.

The Thermacore® product line's unique manufacturing process provides a CFC-free, fully encapsulated, foamed-in place panel which maintains R-value performance year round – and year in and year out. Thermal breaks between internal and external skins, PVC thermal break and joint seal minimize air infiltration and provide one of the highest thermal efficiency ratings in the industry for specified applications.

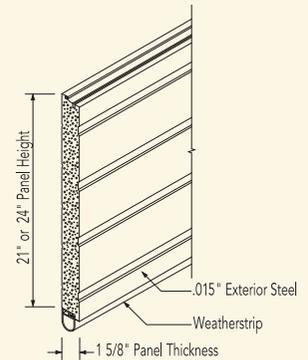
### Strong, Lightweight, Attractive and Durable.

Thermacore® 591 doors feature roll-formed, hot-dipped galvanized steel exterior panels designed for exceptional strength and sound suppression capabilities. Wind load design available for usage in high-wind conditions. Two coats of baked-on, polyester paint on a ribbed, textured exterior surface provide a handsome finish that will last for years. Our industry-leading 10-year limited warranty against delamination means that we'll stand behind the quality of our doors at the outset and for the long haul.

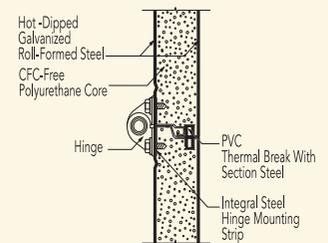




## Thermal Performance. In Any Environment.



Overhead Door Corporation's line of Thermacore® steel-polyurethane-steel sandwich panel construction is lightweight, incredibly strong and exceptionally efficient – reflecting a premium level of thermal performance.



Installation and Service: Overhead Door Company of Twin Falls

### Superior Field Serviceability.

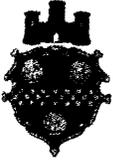
Thermacore® has a special internal construction which allows hinges to be placed anywhere along the panel's length permitting customization on the job site — for fast and precise installation, repair or retrofit.

### Built With the Best Technology in the Business.

The 591 is manufactured using Overhead Door Corporation's proprietary, computer-controlled fabrication process. This advanced technology ensures adherence to the industry's strictest product tolerances and results in an exceptionally well-built door for outstanding thermal efficiency and long-lasting performance.

### Many Options, Better Solutions.

The Thermacore® 591 fits openings up to 35'2" (10.7 m) wide and 24'1" (7.3 m) high. A full line of electric operators ensures precise and trouble-free motor operation in a variety of mounting options (side, center or trolley). Available options include aluminum sash section, thermal glazing, pedestrian pass door, Knock & Lock® Breakaway door system, and jamb weatherstripping. Optional high-usage components expand the versatility of the 591 to high-cycle conditions, with torsion springs in 25k, 50k, 75k or 100k cycles, a solid-steel shaft to reduce fatigue and deflection, and a heavy-duty 3" (76 mm) steel track for added durability.



**Division of Development Administration and Review**  
 City of Pittsburgh, Department of City Planning  
 200 Ross Street, Third Floor  
 Pittsburgh, Pennsylvania 15219

**HISTORIC REVIEW COMMISSION OF PITTSBURGH**  
**Application for a Certificate of Appropriateness**

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

1430  
1450 PAGE ST

PITTSBURGH, PA 15233

**OWNER:**

NAME: PITTSBURGH PUBLIC SCHOOLS

ADDRESS: 341 S. BELLEFIELD AVE

PITTSBURGH, PA 15213

PHONE: PITTSBURGH, PA 15213

EMAIL: \_\_\_\_\_

STAFF USE ONLY:

DATE RECEIVED: 1/8/16

LOT AND BLOCK NUMBER: 7-B-202, 203, 204, 209, 212

WARD: 21st

FEE PAID: yes

**DISTRICT:**

6

**APPLICANT:**

NAME: MICHAEL MCNAMARA

ADDRESS: 1305 MURIEL ST

PITTSBURGH, PA 15203

PHONE: 412 488 4314

EMAIL: mmcnamara1@pghboe.net

**REQUIRED ATTACHMENTS:**

- Drawings     Photographs     Renderings     Site Plan     Other

**DETAILED DESCRIPTION OF PROPOSED PROJECT:**

PPS is proposing a 7,500 s.f. surface parking lot to serve the parking needs of the Conroy Education Center, located at 1398 Page St. The proposed parking lot will be off-site, approximately 400 ft west of the school on Page St. (presently the school has neither a dedicated parking lot nor space to build one on-site). The proposed parking lot will contain 26 parking spaces including 2 accessible spaces. The paving will be asphalt with a concrete drive apron which maintains the accessible sidewalk. Stormwater will be treated on-site, and landscaping will be provided as required by City of Pittsburgh code.

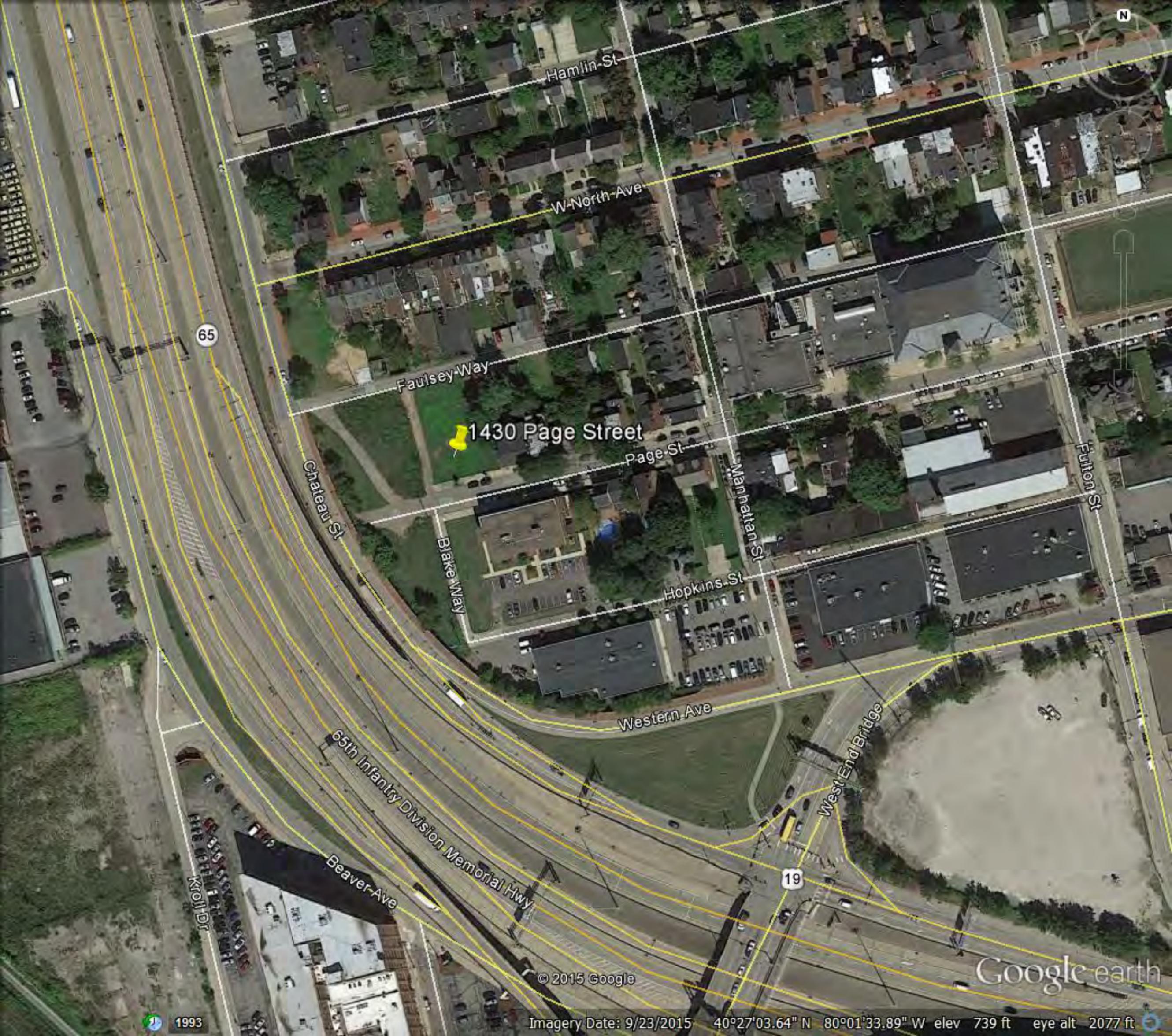
**SIGNATURES:**

OWNER: [Signature]

DATE: 1/8/16

APPLICANT: [Signature]

DATE: 1/8/16



N

Hamlin St

W-North-Ave

65

Faulsey Way

1430 Page Street

Page St

Chateau St

Blake Way

Manhattan St

Fulton St

Hopkins St

Western Ave

West End Bridge

65th Infantry Division Memorial Hwy

Beaver Ave

Kroll Dr

19

© 2015 Google

Google earth



1993

Imagery Date: 9/23/2015 40°27'03.64" N 80°01'33.89" W elev 739 ft eye alt 2077 ft

APPROXIMATE  
SITE BOUNDARY



VIEW NORTH TOWARD SITE FROM OPPOSITE SIDE PAGE ST



VIEW NORTH UP BLAKE WAY FROM PAGE ST

APPROXIMATE  
SITE BOUNDARY



APPROXIMATE  
SITE BOUNDARY

VIEW NORTH TOWARD EAST ADJACENT LOT



APPROXIMATE  
SITE BOUNDARY

VIEW EAST TOWARD ADJACENT LOT/RESIDENCE

APPROXIMATE  
SITE BOUNDARY



VIEW NORTH UP BLAKE WAY AT MID SITE



APPROXIMATE  
SITE BOUNDARY

VIEW NORTH UP BLAKE WAY AT NORTHERN THIRD OF SITE



APPROXIMATE  
SITE BOUNDARY

VIEW EAST ON FAULSEY WAY FROM NORTHWEST CORNER OF SITE

APPROXIMATE  
SITE BOUNDARY



VIEW NORTH FROM SOUTH EAST CORNER OF SITE



PANORAMIC VIEW SOUTH FROM NORTH SIDE OF SITE

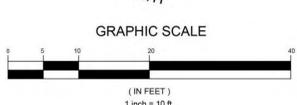
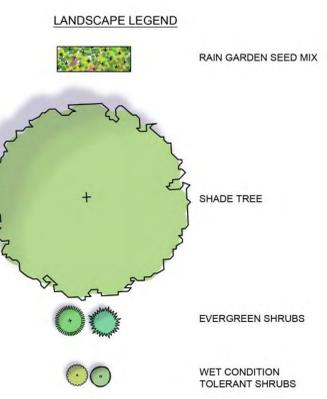


PANORAMIC VIEW NORTHWEST TO WEST ADJACENT LOT FROM SOUTHWEST CORNER



- LANDSCAPE REQUIREMENTS:**
- OFF STREET PARKING AREAS (918.02.B)
    - A MINIMUM OF 25 S.F. OF LANDSCAPING SHALL BE PROVIDED FOR EACH PARKING SPACE (650 S.F. REQ'D AT 26 SPACES). THE LANDSCAPING SHALL INCLUDE AT LEAST 1 TREE FOR EVERY 5 PARKING SPACES (6 TREES REQ'D AT 26 SPACES). XXXX SF LANDSCAPING HAS BEEN PROVIDED, AND 6 TREES HAVE BEEN PROVIDED.
  - STREET TREES (918.02.C)
    - AT LEAST 1 STREET TREE SHALL BE PROVIDED FOR EACH 30 L.F. OF PROPERTY ADJOINING A PUBLIC STREET. NOT REQUIRED ALONG A WAY <20' WIDTH. (2 TREES REQ'D AT 55 L.F. NET PROPERTY ADJOINING A PUBLIC STREET). 2 TREES HAVE BEEN PROVIDED.
  - SCREENING WITH LANDSCAPING (918.03) / RESIDENTIAL COMPATIBILITY SCREENING (916.01.B.2)
    - FOR SCREENING AT OFF-STREET PARKING AREAS, LANDSCAPING SHALL BE A MINIMUM HEIGHT OF 42" AT THE TIME OF PLANTING. EVERGREEN PLANTS OR PLANTS WITH DENSE STRUCTURE YEAR ROUND SHALL BE EMPLOYED. 12" EVERGREEN SHRUBS HAVE BEEN PROVIDED AROUND OFF-STREET PARKING.

- LANDSCAPE NOTES:**
- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 94-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREA AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF THE BID. SUBMISSION OF A BID SHALL BE CONSIDERED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
  - PRIOR TO THE INSTALLATION OF PLANT MATERIAL, THE CONTRACTOR SHALL ACCURATELY LOCATE ALL EXISTING UNDERGROUND UTILITIES, INCLUDING ALL RECENTLY INSTALLED UTILITIES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE PLANT MATERIAL. ANY UTILITIES DAMAGED AS A RESULT OF PLANTING ACTIVITIES SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
  - TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION OR LAND DISTURBANCE.
  - NO CHANGES TO THE LANDSCAPE DESIGN SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
  - ALL PLANTS INDICATED ON PLANS SHALL BE GROWN IN QUANTITIES SIMILAR TO PROJECT AREA.
  - PLANT COUNTS ARE FOR REFERENCE ONLY. THE CONTRACTOR IS REQUIRED TO FULFILL THE INTENT OF THE DRAWINGS. ANY DISCREPANCIES IN THE NUMBER OF PLANTS SHOWN ON THE DRAWING AND THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO SUBMITTING A BID OR BEGINNING INSTALLATION.
  - ALL PLANT MATERIAL SHALL CONFORM TO OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. DO NOT INSTALL DAMAGED, WILTING OR UNHEALTHY PLANTS.
  - IN THE EVENT THAT A PROPOSED PLANT CANNOT BE ACQUIRED, SUBSTITUTION FOR GENUS, SIZE OR SPECIES SPECIFIED SHALL ONLY BE SUBSTITUTED WITH AN EQUIVALENT PLANT WHICH MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING.
  - PLANTING MAY ONLY OCCUR DURING THE FOLLOWING PERIODS: MARCH 15 - JUNE 15 AND SEPTEMBER 15 - NOVEMBER 15. EXCEPTIONS WILL BE MADE BUT MUST BE APPROVED IN WRITING PRIOR TO ANY INSTALLATION. PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING.
  - A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO THE SHRUB BEDS AND MULCH AREAS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. HERBICIDE IS TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS. PROPOSED HERBICIDE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO APPLICATION.
  - TOPSOIL SHALL MEET ASTM D 5288, HAVE A PH RANGE OF 5.5-7, CONTAIN A MINIMUM OF 4% ORGANIC MATERIAL AND BE FREE OF ANY STONES OVER 1" IN ANY DIRECTION AND FREE OF DEBRIS AND NON-ORGANIC MATERIAL. A SOIL SAMPLE SHALL BE TAKEN BY THE CONTRACTOR PRIOR TO PLANTING AND SENT TO A SOIL TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE. IF REQUIRED, SOIL AMENDMENT TYPES AND QUANTITIES TO BE SUBMITTED FOR REVIEW.
  - PRIOR TO INSTALLATION OF ANY PLANT MATERIAL, THE CONTRACTOR SHALL CONFIRM ADEQUATE DRAINAGE IN ALL PITS AND PLANT BEDS. NOTIFY THE LANDSCAPE ARCHITECT IF BERMICK'S ENCOUNTERED OR IF PROPER DRAINAGE CANNOT BE ACHIEVED.
  - PLANT TREES AND SHRUBS AFTER FINISH GRADES ARE ESTABLISHED AND BEFORE PLANTING LANS UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
  - PLANTING MIXES: PLANTING MIX FOR BACKFILLING PLANT PITS OF DECIDUOUS TREES AND SHRUBS SHALL BE IN THE PROPORTION OF FOUR PARTS BY VOLUME OF TOPSOIL AND ONE PART BY VOLUME OF PEAT MOSS PLUS ONE POUND OF 10-6-4 FERTILIZER PER CUBIC YARD. PLANTING MIX FOR BACKFILLING PLANT PITS OF NEEDLE EVERGREEN PLANTS SHALL BE IN THE PROPORTION OF TWO PARTS BY VOLUME OF TOPSOIL AND ONE PART BY VOLUME PEAT MOSS PLUS ONE POUND OF 10-6-4 FERTILIZER PER CUBIC YARD. ALL AMENDMENTS SHALL BE THOROUGHLY MIXED.
  - REFER TO EROSION AND SEDIMENTATION CONTROL PLAN FOR LIMITS OF DISTURBANCE. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH PERMANENT SEED MIX UNLESS OTHERWISE NOTED ON PLANS. PRIOR TO INSTALLATION OF SOIL OR SEED, ALL LAWN AREAS SHALL RECEIVE TOPSOIL TO A DEPTH OF 4" AFTER LIGHT ROLLING. DO NOT COMPACT. THE AREAS SHALL BE DISKED AND RAKED SMOOTH TO A UNIFORM GRADE AS SHOWN ON THE GRADING PLAN.
  - A 3" THICK DOUBLE SHREDDED HARDWOOD MULCH BED SHALL BE PROVIDED IN ALL AREAS CONTAINING TREES, SHRUBS AND UNDER BUILDING OVERHANGS.
  - PLANT IDENTIFICATION TAGS SHALL BE LEFT ON UNTIL INSTALLED PLANTINGS ARE INSPECTED BY THE LANDSCAPE ARCHITECT. ALL TAGS SHALL BE REMOVED AFTER APPROVAL.
  - WARRANTY PERIOD FOR TREES AND SHRUBS IS ONE YEAR. WARRANTY PERIOD FOR GROUNDCOVER, LAWNS, GRASSES AND PERENNIALS IS 6 MONTHS. WARRANTY PERIOD FOR REPLACEMENTS SHALL BE EQUAL TO THE ORIGINAL WARRANTY PERIOD.
  - A SATISFACTORY LAWN IS DEFINED AS A HEALTHY, UNIFORM, CLOSE STAND OF GRASS FREE OF WEEDS AND SURFACE IRREGULARITIES WITH COVERAGE EXCEEDING 80% OVER 10 SQUARE FEET WITH NO BARE SPOTS EXCEEDING A 3'X3' SQUARE.
  - REFER TO LANDSCAPE DETAIL SHEETS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO INSTALLATION OF LANDSCAPE INCLUDING BUT NOT LIMITED TO MULCHING, STAKING AND SETTING/ SPACING OF PLANTS.



**REVISION RECORD**

No.	Date	Description
01		
02		
03		
04		
05		
06		
07		
08		

B&L: 7-B-318 CITY OF PITTSBURGH  
 B&L: 7-B-208 D.B.V. 15210, PG. 532 WESTERN PENNSYLVANIA HUMANE SOCIETY  
 B&L: 7-B-214 J.M. MOORE  
 B&L: 7-B-216 E. FRICK, et al  
 A = 134.89'  
 B&L: 7-B-185  
 15.03